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A.R.D.A. FARM VENDORS IN ONTARIO

Related Socio-economic Implications
for the Farm Enlargement and
Consolidation Program

by
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FOREWORD

The purposes of the ARDA Farm Enlargement and Consolidation Program commenced by Ontario ARDA in 1966 are:

- (1) to assist established farmers enlarge their farms to a more viable enterprise; and
- (2) to assist the vendors of small uneconomic farms to make a satisfactory adjustment out of agriculture.

An assessment of the effectiveness of the Program was commenced in 1969 with a study emphasizing Program effects on clients who enlarged their farming operations via ARDA land leasing arrangements. The present study, initiated in 1971, reflects ARDA's concern for the vendors of farms bought for enlargement and consolidation purposes.

The principal questions which form the focus of this study are:

- (1) How have farm sales to ARDA affected the social and financial well-being of the farm vendors; and
- (2) What adjustment problems are encountered by persons increasing their dependence on non-farm income?

Issues raised in this study are currently under active consideration in ARDA policy discussions. However, because of the wide social implications of the identified adjustment problems, ARDA is hopeful that this study will be a basis of discussions in other government departments.

H. F. Crown
Director
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CHAPTER I

PROBLEM IDENTIFICATION

INTRODUCTION

In 1966, the Ontario Agricultural Rehabilitation and Development Administration (ARDA) instituted a Farm Enlargement and Consolidation Program under the 1965-70 Federal-Provincial Rural Development Agreement. This Program was established in response to difficulty experienced by Ontario's farmers arising from the immobility of land resources.

Recent changes in the economics of farming require greater infusions of land and capital into each farm unit in order that it be competitive and return the owner sufficient income to maintain a reasonable standard of living. However, many farmers lack the financing for the relatively large capital outlay involved in land purchase. Farmers who purchase their own land are frequently short of sufficient capital for acquiring cattle, machinery or buildings to make optimal use of the additional land.

On the other hand, persons wishing to sell their farms to retire, seek alternative employment, or relocate to a better farm may be prohibited by the lack of a ready

market for their land and buildings. Most farmers have their life savings tied up in these fixed assets; therefore, many are unable to complete a planned adjustment until money is released to them through sale of their farms.

Under the present Farm Enlargement and Consolidation Program, Ontario ARDA purchases farms that can be acquired for up to \$150 per acre. Units with agricultural potential are either leased to neighbouring farmers or held in the name of the ARDA Directorate until a suitable lessee is secured; land unsuitable for agriculture is withdrawn from farming for conversion to forestry or recreational uses by other provincial or municipal agencies.

The potential benefits of this scheme are three-fold. Firstly, a leasing arrangement gives farmers the use of additional land without their initially having to make large capital expenditures for land. Secondly, the vendors of ARDA farms immediately have the total price of their land and buildings released to them and they are then free to pursue an independent course of action. Thirdly, the cycle of succeeding generations who would be unable to make a living on poor agricultural land or uneconomic sized units is broken.

Recent research by Neil M. Campbell¹ evaluated the

¹ Ontario, Ministry of Agriculture and Food, An Evaluation and Policy Proposal: Ontario Farm Enlargement and Consolidation Program, by Neil M. Campbell (Toronto: ARDA Branch, 1972).

effect of the Farm Enlargement and Consolidation Program on the lessees of ARDA farms. However, little is known about the vendors of these farms both at the time of sale and since the sale of their farms. Therefore, the purpose of this study is to focus on ARDA vendors to seek answers to the following questions: What adjustment in occupation status have vendors undergone since the sale of their farms? Where did they locate? Have they encountered any adjustment problems? To what extent has their socio-economic position changed subsequent to the sale of their farms to ARDA? It is from answers to these questions that the impact of the Farm Enlargement and Consolidation Program on the vendors of ARDA farms is evaluated, program deficiencies are identified, and alternative program policies are recommended.

ARDA POLICY AS IT AFFECTS VENDORS

The Agreement between Canada and Ontario for the period 1962-65, similar to many of the earlier ARDA Agreements signed by Canada and other provinces, placed considerable emphasis on physical resource oriented activities on the assumption that higher standards of living would accrue to rural residents through improved resource use. Although the 1965-70 and 1970-75 Federal-Provincial Rural Development Agreements increasingly emphasized programs more directly related to raising the standard of living of people in rural areas, the present Farm Enlargement and Consolidation Program is not structured

in a way that is fully effective in coping with clients' social and economic problems.

At the inception of the Farm Enlargement and Consolidation Program in 1966, relatively little formal interest was taken in the vendors and lessees of ARDA farms as evidenced by the minimal amount of data requested from each on the application forms, and the lack of formal counselling. Also, ARDA purchased land only in cases where a potential lessee expressed an interest in the land offered for sale to ARDA.

Beginning in the spring of 1969, two important policies were implemented in the program. First, potential ARDA lessees were counselled, and detailed schedules were completed to assess the feasibility of enlarging their operations. Provisions were also made for an annual follow-up counselling session with each lessee to evaluate his success subsequent to enlargement.

Second, ARDA revised its policy of purchasing farms only if there were potential lessees. It was recognized that many farmers wanted to dispose of their farms, but were prevented from doing so because there were no private buyers or ARDA lessees. To accommodate these cases, ARDA purchased farms after formal counselling indicated a social or financial need for the vendor to sell his farm. However, no criteria to define need were formulated, and no provisions were made to counsel vendors whose farms had a qualified

lessee.

This policy was designed to fulfill three types of needs by:

1. purchasing uneconomic farms with no suitable applicant for farm enlargement if the owner is willing to move from the farm to obtain non-farm employment, or relocate to an economic farm unit;
2. purchasing "uneconomic" farm units in isolated areas which are presently considered to be areas not viable for agriculture. The farm must be occupied by the owner, and the owner must signify his willingness to move; and
3. purchasing of farms owned by persons 55 years of age and over who have an uneconomic unit that cannot be sold on the open market. Such a farm must be suitable for farm enlargement. Persons not wishing to relocate may be given a life lease.¹

Thus, the present program permits relatively comprehensive counselling and follow-up procedures to be applied to lessees of ARDA farms. However, there are no built-in procedures for initial counselling of most ARDA vendors, and there is no follow-up counselling. The implied assumption in these policies is that persons who have sold their

¹ Ontario, ARDA Branch, Ministry of Agriculture and Food, "Policy Directive for Farm Enlargement and Consolidation Project", March, 1969.

farms are capable of independently adjusting to an improved socio-economic position. The two dependent variables used to test this assumption are the type of adjustment and geographical location of ARDA farm vendors.

METHODOLOGY

A personal interview questionnaire (Appendix I) was constructed and pre-tested to collect basic data on ARDA farm vendors and obtain information suitable for comparing their pre-sale and post-sale socio-economic positions. Concrete measures of social and economic change are difficult to establish because the lack of initial ARDA counselling of farm vendors prevents the determination of benchmarks against which present conditions can be measured. For certain socio-economic indicators, the accuracy of interviewees' recall of their situations at the time of sale would be questionable. To partially overcome this inadequacy, the questionnaire, in addition to requesting factual information, solicits interviewees' opinions concerning their relative pre-sale and post-sale socio-economic positions.

Counties and districts considered representative of various physical and social characteristics within the area of Ontario covered by the Farm Enlargement and Consolidation Program were sampled for study. Although the sampled counties and districts represent various soil features, climatic conditions, socio-economic characteristics,

and degrees of urban influence, these factors specifically are not tested for significance in human adjustment. There has been considerable farm enlargement activity in Grey and Bruce, but these Counties were not sampled because an analysis of ARDA vendors in this area was completed by R.L. Morrison in "Factors Affecting Post-Sale Occupational Affiliation of ARDA Farm Vendors in Grey and Bruce Counties".¹

Because no prior information was available on ARDA vendors to permit sampling according to selected characteristics, this is principally an investigative study. It was decided to systematically sample approximately 40 percent of the vendors of ARDA farms within the sampled counties and districts (Table 1).

TABLE 1
SIZE OF STUDY SAMPLE OF ARDA FARM VENDORS

COUNTY OR DISTRICT	NO. OF SALES ^a	SAMPLE SIZE	%
Cochrane	83	25	30.1
Dundas	92	38	41.3
Grenville	26	11	42.3
Hastings	45	20	44.4
Leeds	58	23	39.7
Manitoulin	62	24	38.7
Prescott	124	25	20.2
Renfrew	70	30	42.9
TOTAL	560	196	35.0

^a Source: ARDA files

In the District of Cochrane and the County of Prescott, it was

¹ R.L. Morrison, "Factors Affecting Post-Sale Occupational Affiliation of ARDA Vendors in Grey and Bruce Counties" (Unpublished M.A. thesis, University of Guelph, 1969).

considered acceptable to interview less than 40 percent of the vendors. This is a sufficient sample from which to draw conclusions and formulate hypotheses for later testing if necessary. The period under consideration is from the beginning of the ARDA Farm Enlargement and Consolidation Program on April 1, 1966 to March 31, 1971.

The steps followed in this analysis are:

1. identify types of adjustments attempted by persons selling farms to ARDA;
2. discover significant social and economic differences among these adjustment groups and among the sampled regions;
3. identify any significant ARDA farm vendor adjustment problems; and
4. make program policy recommendations based on identified shortcomings in the present program.

CHAPTER II

ADJUSTMENT OF ARDA VENDORS

INTRODUCTION

The random sampling technique employed in this study produced a sample of 196 persons to contact. Interviews were completed with all but 39 of this sample. For 38 of these persons, sufficient information was gathered from ARDA field staff and former neighbours to place each in a general adjustment category. Of these 38 vendors who were not contacted, eight had died since the sale, the locations of twelve are unknown, and it was inconvenient to interview 18 individuals largely because of their present location. An additional 25 randomly selected vendors were interviewed to partially compensate for the original 39 vendors that could not be contacted. However, to prevent bias in the analysis of vendor adjustment categories, these 25 supplementary interviews are not considered in this chapter.

This section of the study concentrates on the major types of adjustment attempted by 195 of the 196 interviewees in the original sample. For purposes of analysis, the sample can be divided into seven major adjustment categories. These seven categories include one retirement group, three groups presently engaged solely in non-farm work, two adjustment

categories of persons still in agriculture either on a full-time or part-time basis, and one group of female vendors who sold to ARDA subsequent to the death of their husbands. The type of adjustment is further defined by sub-categories within the seven major categories (Table 2).

VENDOR ADJUSTMENT GROUPS

Retirement

Sixty-four (33 percent) of the sampled vendors were fully retired after the sale of their farms to ARDA. These cases are sub-divided into five categories according to the type of activity they engaged in before the sale of their farms. Twenty-one (33 percent) of the retirement cases were full-time farmers up to the time of sale. For these persons, the sale marked an abrupt change in their way of life. An additional twenty-one persons were fully retired before the sale of their farms, and in these cases the sale was the last step in an adjustment process. Fifteen persons (23 percent) had started to decrease their farming activities before the sale of their farms. These individuals are termed semi-retired, and the farm sale was the final stage of a gradual adjustment. Only three presently retired persons were part-time farmers before their farm sale. These individuals carried on a farming operation in addition to engaging in off-farm employment. In each of these three cases, there was an abrupt change of occupation status at the time of sale because part-time farming was not an interim adjustment phase

TABLE 2

ADJUSTMENT BY ARDA FARM VENDORS

PRESENT STATUS	MAJOR ADJUSTMENT		SUB-CATEGORY		No.	%
	Type	No.	Type	No.		
Retirement	Retirement	64	Full-time farmer before sale	21	33	
			Fully retired before sale	21	33	
			Semi-retired farmer before sale	15	23	
			Part-time farmer before sale	3	5	
			Full-time off-farm work before sale	2	3	
			Unknown	2	3	
Non-farm work only	From part-time farming before sale to off-farm work only after sale	36	Full-time off-farm work after sale	28	78	
			Semi-retired	8	22	
	From full-time farming before sale to new off-farm employment after sale	18	Full-time off-farm work after sale	13	72	
			Semi-retired	5	28	
	Sell unused land and continue in off-farm work	37	Sell unused land and continue in off-farm work	37	100	
Full-time and Part-time farming	Sell excess land and continue farming	24	Full-time farmer before and after sale	11	46	
			Full-time farmer before, part-time farmer after sale	2	8	
			Part-time farmer before and after sale	8	33	
			Full-time farmer before, semi-retired farmer after sale	3	13	
	Relocate to new farm	5	Part-time farmer before, full-time farmer after sale	3	60	
			Full-time farmer before and after sale	2	40	
Other	Death of Spouse	11	Housewife before and after sale	5	45	
			Employed before and after sale	2	18	
			Housewife before sale, employed after sale	1	9	
			Unknown	3	27	

for these individuals. Two persons had full-time non-farm employment prior to the sale, and disposal of their farms coincided with retirement from non-farm work. In both cases, the farm was never used by the vendors for agricultural purposes, and the farm sale coincided with an abrupt change in employment status. The pre-sale employment status of two retired vendors is unknown.

Non-Farm Work

There are three major types of adjustment attempted by persons who sold farms to ARDA and are now engaged solely in non-farm employment. First, 36 vendors (18 percent) were part-time farmers before the sale of their farms. In these cases, part-time farming is viewed as an interim stage in an adjustment into off-farm work. Most of these former part-time farmers (78 percent) are presently engaged in full-time off-farm work. However, eight vendors (22 percent) are classed as semi-retired because they chose either short working days or seasonal employment as an interim phase before eventual full retirement.

Secondly, 18 persons farmed full-time up to the sale of their farms, left farming and started new non-farm employment after the sale. Thirteen (72 percent) of these cases are engaged in full-time non-farm work and five (28 percent), although they do non-farm work, are considered semi-retired. Persons in the latter group are adjusting gradually to a retired state.

Thirdly, 37 individuals (19 percent) were employed full-time solely in non-farm occupations prior to their farm sales. They did not actively farm their land and the farm sale was either the final step in an adjustment process that was largely completed before the sale, or the land was never farmed by the vendor and no adjustment is evident. In all of these cases the vendor had not farmed within a period of three years prior to the farm sale.

Farming

Two major vendor groups include persons who sold land to ARDA but are continuing to farm. The first group comprises 24 individuals (12 percent) who sold excess land but are continuing to farm on the same but reduced holdings. Eleven (46 percent) in this category were full-time farmers before and after their sales to ARDA. In these cases, the land was sold in order to refinance and farm more intensively the remaining holdings. Two persons (8 percent) were full-time farmers prior to the sale of part of their farms. At the time of the sale they secured off-farm employment and continue to operate reduced land holdings. A third sub-group of eight vendors were part-time farmers. These persons disposed of land they were unable to work effectively because of the exigencies of their off-farm employment. There are three instances of previous full-time farmers who sold part of their land to ARDA and continue to farm on a reduced scale. These vendors are in a transitional stage between full-time farming and

retirement.

The second major group of vendors who continue to farm is composed of persons who sold their farms to ARDA to relocate to new farms. Of the five vendors in this category, three were part-time farmers before the sale and are presently full-time farmers, and two were full-time farmers before and after the sale of their original holdings to ARDA.

Death of Spouse

Included in this last major adjustment category are eleven female vendors who sold farms to ARDA after the death of their husbands. In the more detailed analysis presented in Chapter III, both this category and cases of relocation to other farms are eliminated. Persons relocating to new farms should be subject to the same counselling procedures and other assistance as prospective lessees of ARDA farms. Widowed ARDA vendors with financial problems should be introduced to a fieldman of Ontario's social welfare service.

REGIONAL DIFFERENCES IN VENDOR ADJUSTMENT GROUPS

In five of the eight sampled counties or districts, vendors adjusting to retirement form the largest adjustment group (Table 3). In Grenville County, 55 percent of the sampled vendors are presently retired. The second largest retirement groups are in Hastings and Renfrew Counties

TABLE 3

ADJUSTMENT OF ARDA FARM VENDORS
BY COUNTY OR DISTRICT

ADJUSTMENT GROUP	COUNTY OR DISTRICT											
	COCHRANE			DUNDAS			GRENVILLE			HASTINGS		
	No.	%		No.	%		No.	%		No.	%	
	TOTAL			LEEDS			MANITOWLIN			PRESCOTT		
	No.	%		No.	%		No.	%		No.	%	
Retirement	64	8 32	13 34	6 55	8 40		8 36	5 21	4 16	12 40		
Part-time farmer to off-farm work only	36		4 11	2 18			4 18	9 37	10 40	7 23		
Full-time farmer to off-farm work only	18		5 13		2 10		4 18	2 8	3 12	2 5		
Off-farm work only before and after sale	37	14 56	8 21	2 18	4 20		4 18	3 13	2 8			
Full-time farmer before and after sale	24	1 4	5 13		5 25		2 9	3 13	3 12	5 17		
Relocate to new farm	5	1 4	1 3						2 8	1 3		
Death of Spouse	11	1 4	2 5	1 9	1 5			2 8	1 4	3 10		
TOTAL	195	25	38	11	20		22	24	25	30		

where these cases account for 40 percent of the ARDA vendors. In Prescott County, on the other hand, only 16 percent of the ARDA vendors are retired.

In Prescott and Manitoulin, persons adjusting from part-time farming to full-time off-farm work with 40 and 37 percent respectively of the vendors form the largest groups. No sample vendors in Cochrane or Hastings adjusted from part-time farming to off-farm work only. In the District of Cochrane, 56 percent of the vendors had off-farm work only before the sale of their farms and continue to have off-farm work. Thus, for many vendors in Cochrane, there is very little adjustment in their employment status associated with the sale of their farms to ARDA. In Cochrane, those with full-time off-farm work both before and after the sale, and those presently retired account for 88 percent of the vendor adjustments.

Relatively few people adjusted from full-time farming before the sale of their farms to full-time non-farm work presently. This group ranged from no cases in Cochrane and Grenville to 18 percent of the sampled vendors in Leeds. There are no vendors who were full-time farmers both before and after the sale to ARDA represented in Grenville County. The largest representation of this group occurs in Hastings County where one-quarter of the vendors continue to be full-time farmers.

In the categories of relocation to a new farm and death

of spouse there is not a sufficient number of cases to identify any regional trends. However, for the five previously mentioned adjustment groups, there appears to be a significant variation in their occurrence among sampled counties and districts.

AGES OF ARDA FARM VENDORS

Ages of the original sample of 195 ARDA farm vendors at the time of sale is taken from the "Application for Sale". It is hypothesized that vendors' ages are significant in the success of the adjustments attempted.

Of the sixty-four persons who retired after the sale of their farms, fourteen were under sixty-five years of age at the time of sale (Table 4). However, eight of these vendors were either sixty-three or sixty-four years of age and, therefore, relatively close to old age security eligibility. Six vendors were sixty years of age or less at the time of sale, but two have since died, one vendor is female with an older husband, and three are disabled and supported on welfare or disability pensions. Thirty (47 percent) of the retirement cases are between sixty-five and seventy-four years of age, and twenty (31 percent) are seventy-five years of age or over.

Statistically, there is no significant difference between retirees' ages and their employment status before the sale of their farms (Table 5). Persons under sixty years of age are excluded from this table. However, there is a tendency for

TABLE 4

AGES OF ARDA FARM VENDORS AT TIME OF SALE

MAJOR ADJUSTMENT	AGES											
	TOTAL	<25	25-34	35-44	45-54	55-59	60-64	65-69	70-74	75+	No.	%
		No.	No.	No.	No.	No.	No.	No.	No.	No.		
Retirement	64			2 3	1 2	2 3	9 14	16 25	14 22	20 31		
Part-time farming to off-farm	36		5 14	5 14	17 47	4 11	4 11	1 3				
Full-time farming to off-farm	18			5 28	4 22	7 39		2 11				
Sell unused land	37	1 3	5 14	7 19	13 35	4 11	7 19					
Farmers selling excess land	24			8 33	8 33	4 17	2 8	2 8				
Relocate to new farm	5		1 20	3 60	1 20							
Death of Spouse	11			1 9	3 27	3 27	2 18		1 9	1 9		
TOTAL	195	1	11	31	47	24	24	21	15	21		

TABLE 5
 RETIREES' AGES AND PRE-SALE EMPLOYMENT STATUS

PRE-SALE STATUS	TOTAL	A G E S		
		<65	65 - 74	75+
Full-time farming	19	3	12	4
Fully retired	18	2	9	7
semi-retired	14	0	6	8
TOTAL	51	5	27	19

more persons seventy-five years of age and over to be either fully retired or semi-retired, whereas more persons between sixty-five and seventy-four years of age at the time of sale were full-time farmers up to the time of sale. Prior to the sale of farm, 56 percent of those between 65 and 74 years of age were either retired or semi-retired, compared to 19 percent of those 75 years of age and over.

Persons who left part-time farming to do off-farm work only after the sale ranged in age from 25 to 67 years. Of the thirty-six persons in this category, seventeen (47 percent) were between 45 and 54 years of age. An additional nine persons (25 percent) were 55 years of age or over. Thus, 72 percent of the vendors within this category were 45 years of age or over when they made a change in their occupation status. However, everyone in this group had off-farm employment prior to the sale of their farms and, theoretically, the change in occupation status was relatively not abrupt.

Twenty-eight (78 percent) of these previous part-time farmers are considered presently to have full-time non-farm employment. Eight persons (22 percent), although they have non-farm employment only, work on a part-time basis and are considered semi-retired. As expected, these semi-retired persons tend to be older than those who went into full-time off-farm work (Table 6). Five sold their farms and have

TABLE 6

AGES OF VENDORS ADJUSTING FROM PART-TIME FARMING
TO OFF-FARM WORK ONLY

PRESENT EMPLOYMENT STATUS	TOTAL	A G E S					
		25-34	35-44	45-54	55-59	60-64	65-69
Full-time off-farm work	28	5	5	14	2	2	
Semi-retired	8			3	2	2	1
TOTAL	36	5	5	17	4	4	1

limited non-farm work because of health problems, two persons prefer the easier life of doing part-time jobs in the community, and one person is a female vendor whose brother-in-law worked the farm but had reached retirement age. This vendor continues to do supply teaching.

Within the category comprising persons who discontinued full-time farming to devote full-time to off-farm work, 72 percent of the persons were 45 years of age or over. This percentage is identical to that for persons going

from part-time farming to full-time off-farm work. However, the median age of the former part-time farmers was 51 at the time of sale and the ages ranged from 25 to 67, whereas the median age of former full-time farmers was 54.5 at the time of sale and ranged from 37 to 68. It is ironic that such an abrupt change in the occupation status of former full-time farmers is occurring at a stage of life when human flexibility is considered to have decreased. Thus, it is hypothesized that former full-time farmers would have significantly greater adjustment problems than other adjustment groups.

RELOCATION OF ARDA VENDORS

A substantial part of a post-sale adjustment for many farm vendors is associated with moving the family to a new location. Not all ARDA vendors moved at the time of sale because their residence was not located on the land parcel sold to ARDA, or they leased back the house from ARDA, or the buildings were severed from the land offered for sale. For most cases not contacted in the original sample, it was possible to determine either from ARDA files or ARDA field staff and former neighbours if vendors moved and the distance of the move.

There are 14 cases for whom information on relocation was either not available or not applicable (Table 4). Of the 11 retirement cases in this category, 7 died subsequent to the sale of their farms and 4 are in hospitals or old age homes. The three cases that had off-farm work only both before and

TABLE 7
RELOCATION OF ARDA VENDORS

ADJUSTMENT GROUP	TOTAL	MOVED			
		YES	NO	N.A.	
		No. %	No. %	No.	%
Retirement	64	19 30	34 53	11	17
Part-time farmer to off-farm work only	36	21 58	15 42		
Full-time farmer to off-farm work only	18	11 61	7 39		
Full-time farmer before and after sale	24	2 8	22 92		
Off-farm work only before and after sale	37	17 46	17 46	3	8
Relocate to new farm	5	5 100			
Death of Spouse	11	4 36	7 64		
TOTAL	195	79	102	14	

after the sale were absentee landowners from the United States who were inconvenient to interview. The greatest proportions of relocated vendors (approximately 60 percent) occur in the groups going from both full-time and part-time farming to non-farm work only. The next highest relocation rate (46 percent) occurs in the adjustment group which was engaged solely in non-farm work both before and after the sale. It is noted that the relocation rates are highest for all three groups which are presently engaged in non-farm work only.

Approximately one-third of retirement cases moved at the time of sale. There is no statistically significant difference among the sampled counties and districts in the incidence of vendor relocation. Only Renfrew County, in which approximately 62 percent of the vendors relocated, differs notably from the overall relocation rate of approximately 41 percent.

For all relocation cases, particularly those who enter retirement, the distance of the move may be critical to their success of adjustment. However, it is evident that, in the majority of cases, ARDA farm vendors did not relocate very far from their pre-sale locations (Table 8). Of the 79 who relocated,

TABLE 8
DISTANCE OF MOVE FOR RELOCATED ARDA VENDORS

ADJUSTMENT GROUP	TOTAL	DISTANCE OF MOVE (MILES)						
		<5	5-9	10-24	25-49	50-99	100+	Unknown
Retirement	19	6	6	3	3		1	
Part-time farmer to off-farm work only	21	6	6	5			2	2
Full-time farmer to off-farm work only	11	6	1	1	1		2	
Full-time farmer before and after sale	2	1	1					
Off-farm work only before and after sale	17	4	2	2	2		2	5
Relocate to new farm	5	1	1	2			1	
Death of Spouse	4		1	1			1	1
TOTAL	79	24	18	14	6		9	8

30 percent moved less than five miles and 71 percent moved less than 25 miles. Eleven percent moved more than 100 miles and the relocation distance for 10 percent is unknown. There appears to be no significant difference among adjustment groups and among sampled areas in the distance of relocation.

LAND RESOURCE ANALYSIS

ARDA's Farm Enlargement and Consolidation Program is intended to improve the socio-economic position of rural people by a strategy of land resource and human adjustment. Although this study largely concerns one facet of the human adjustment feature of the Program by focusing on ARDA farm vendors, a brief summary of the land resources purchased from sampled vendors is tabled. It is recognized that such an important topic warrants more detailed study, but the material presented here raises questions significant for regional rural land use planning.

Total Acreage Purchased

Within the sampled areas, 25 percent of all farms purchased have a total of more than 200 acres (Table 9). The District of Manitoulin, and the Counties of Renfrew and Leeds each have a considerably larger percentage of purchased farms above 200 acres with 46, 43, and 36 percent respectively. In Dundas and Hastings Counties, on the other hand, only 4 and 10 percent respectively of farms sold to ARDA have more than 200 total acres.

There is relatively little variation among sampled counties

TABLE 9

TOTAL ACREAGE OF FARMS PURCHASED BY ARDA
IN SAMPLED COUNTIES AND DISTRICTS

COUNTY OR DISTRICT	NO. OF FARMS	ACRES							
		1-99		100-149		150-199		200+	
		No.	%	No.	%	No.	%	No.	%
Cochrane	24	6	25	5	21	9	38	4	16
Dundas	37	15	41	15	41	5	14	2	4
Grenville	12	2	17	4	33	3	25	3	25
Hastings	20	8	40	7	35	3	15	2	10
Leeds	22	5	23	4	18	5	23	8	36
Manitoulin	24	3	13	5	21	5	21	11	46
Prescott	25	10	40	6	24	4	16	5	20
Renfrew	30	5	17	5	17	7	23	13	43
TOTAL	194	54	28	51	26	41	21	48	25

$$\chi^2 = 37.5 \quad \text{d.f.} = 21 \quad \text{significance level} = .02^1$$

and districts in the percentage of farms with from 100 to 199 total acres. The overall average is 47 percent, and individual areas range from 40 to 59 percent of the farms between 100 and 199 acres.

¹ χ^2 (Chi-square) testing indicates the probability of there being an inter-relationship between the two factors considered. In this case, there is a 2 percent chance of randomly obtaining a set of values as presented in this table. In other words, there is a 98 percent probability that there is a relationship between the total number of acres on each farm purchased by ARDA and the location of these sampled farms.

Twenty-eight percent of all sample farms purchased are less than 100 total acres. Manitoulin with 13 percent, and Renfrew and Grenville with 17 percent each have the lowest percentages in this group. On the other hand, 41 percent of the farms in Dundas and 40 percent in each of Hastings and Prescott Counties have less than 100 total acres. Of the total of 54 farms within this category, 52 are between 50 and 99 acres. However, total acreage is not an accurate reflection of farms' productive agricultural capacity. Of greater significance is the total cultivated acreage of these farms.

Cropland

Under present agricultural technology in Ontario, it is recognized that a farm must consist of a certain number of cultivated acres to be able to return the owner a profit sufficient to maintain an acceptable standard of living. It is generally accepted by agricultural experts that most farms with less than 100 acres of cropland with an agricultural capability rating of I, II or III are not viable, and most farms with between 100 and 150 acres of cropland are marginal. Thus, ARDA's Farm Enlargement and Consolidation Program, which is predicated on the removal of low potential farms from agriculture or the amalgamation of small land parcels with agricultural potential, should be involved largely with the purchase of farms with less than 150 acres of cropland.

There is considerable variation among individual farms

and among regions in the percentage of productive agricultural land per farm unit. Of the sampled districts and counties, Cochrane, Manitoulin, and Leeds show the greatest percentage of farms with less than 50 percent tillable acreage (Table 10). Dundas and Renfrew

TABLE 10

CULTIVATED ACREAGE AS A PERCENTAGE OF TOTAL ACREAGE
ON FARMS IN SAMPLED COUNTIES AND DISTRICTS

COUNTY OR DISTRICT	NO.OF FARMS	PERCENTAGES							
		0-49		50-69		70-89		90+	
		No.	%	No.	%	No.	%	No.	%
Cochrane	24	14	58	5	21	5	21		
Dundas	37	3	8	3	8	12	32	19	51
Grenville	12	4	33	3	25	3	25	2	17
Hastings	19	2	11	12	63	2	11	3	15
Leeds	22	11	50	7	32	3	14	1	4
Manitoulin	23	12	52	8	35	2	9	1	4
Prescott	24			4	17	7	29	13	54
Renfrew	28	4	14	7	25	10	36	7	24
TOTAL	189	50	26	49	26	44	23	46	24

$$\chi^2 = 93.0 \quad \text{d.f.} = 21 \quad \text{significance level} = .001$$

Counties have relatively few ARDA farms with less than 50 percent cultivated land, and Prescott County has no sampled farms in this category. Approximately 50 percent of the farms surveyed in Dundas and Prescott Counties have 90 percent

or more of their acreage under cultivation. Relatively few farms in Manitoulin, Leeds and Cochrane have 90 percent or more tillable acres.

Within the sampled counties and districts, 87 percent of the sampled farms purchased have less than 150 cultivated acres (Table 11). In fact, 65 percent of the

TABLE 11
CULTIVATED ACREAGE OF FARMS PURCHASED BY
ARDA IN SAMPLED COUNTIES AND DISTRICTS

COUNTY OR DISTRICT	NO.OF FARMS	ACRES					
		1-99		100-149		150+	
		No.	%	No.	%	No.	%
Cochrane	24	21	88	3	12		
Dundas	37	24	65	10	27	3	8
Grenville	12	8	67	3	25	1	8
Hastings	19	15	79	4	21		
Leeds	22	16	73	5	23	1	4
Manitoulin	23	16	70	4	17	3	13
Prescott	24	11	46	8	33	5	21
Renfrew	28	11	39	4	15	13	46
TOTAL	189	122	65	41	22	26	13

$\chi^2 = 40.8$ d.f. = 14 significance level = .001

farms have less than 100 cultivated acres. However, among the sampled areas, there is considerable variation in the number of cultivated acres on the farms purchased. In

Cochrane and Hastings, no sample farms have more than 150 cultivated acres. Prescott and Renfrew Counties, with 21 and 46 percent respectively, have significantly more farms with 150 or more cultivated acres. It is, therefore, evident that the relative importance of the land resource adjustment aspect of ARDA's Farm Enlargement and Consolidation Program is quite different in various areas of the Province.

Summary

In a very general classification of vendor adjustments based on present employment status, it is found that one-third of the ARDA vendors are retired, slightly less than half are engaged solely in non-farm employment, and 15 percent are farming. The remaining vendors (6 percent) are widows who sold their farms subsequent to their husbands' deaths. There is a significant variation among the sampled counties and districts in the proportions of vendors attempting various adjustments. The ages at which many persons are making changes in their employment status is a significant factor for consideration. Of particular interest is the relatively late stage of life when most vendors are adjusting from either full-time or part-time farming to non-farm work only. Approximately 40 percent of ARDA farm vendors relocated after the sale of their farms and vendors presently engaged solely in non-farm work display a higher incidence of relocation than other adjustment groups. However, relocated vendors generally moved a short distance from their pre-sale locations. The relative importance of the

land adjustment feature of the Farm Enlargement and Consolidation Program varies considerably among the sampled counties and districts. Thus, the application of the Program regarding the mix of its land and people adjustment features, bears a significant relationship to the selected geographical areas.

CHAPTER III

AN ANALYSIS OF THE SUCCESS OF VENDORS' ADJUSTMENTS

INTRODUCTION

The analysis in this chapter concerns specifically vendors with whom interviews were completed. Cases of farm vendors who relocated to new farms, and female vendors who sold farms to ARDA subsequent to their husbands' deaths are excluded from this analysis. Also excluded are cases where the validity of the collected data is questionable. Added to this reconstructed sample are supplementary interviews completed in lieu of vendors in the original sample who could not be contacted. The composition of the reconstructed sample is outlined in the table on the succeeding page (Table 12).

The principal purposes of the analysis employed in this section of the study are to compare the pre-sale and post-sale conditions of the reconstructed sample of ARDA farm vendors, to compare living conditions among different farm vendor adjustment groups, and to trace regional variations in the success of vendor adjustments. Before these comparisons are made, the reconstructed sample is briefly described regarding the key sociological variables of age, education, and marital status.

TABLE 12
RECONSTRUCTED SAMPLE OF ARDA FARM VENDORS

PRESENT STATUS		MAJOR ADJUSTMENT		SUB-CATEGORY		No.	
No.	%	No.	%	No.	%	No.	%
Retirement	55 34	Retirement		55 34		Full-time farmer before sale Fully retired before sale Semi-retired farmer before sale Part-time farmer before sale Full-time off-farm work before sale	22 40 16 29 12 22 3 5 2 4
Non-farm work only	84 52	From part-time farming before sale to off-farm work only after sale From full-time farming before sale to off-farm work only after sale Sell unused land and continue in off-farm work		34 21 18 11 32 20		Full-time off-farm work after sale Semi-retired Full-time off-farm work after sale Semi-retired Sell unused land and continue in off-farm work	26 76 8 24 13 72 5 28 32 100
Full-time and part-time farming	23 14	Sell excess land and continue farming		23 14		Full-time farmer before and after sale Full-time farmer before, part-time farmer after sale Part-time farmer before and after sale Full-time farmer before, semi-retired farmer after sale	10 44 2 10 7 30 4 17

SELECTED SOCIOLOGICAL CHARACTERISTICS OF ARDA FARM VENDORS

Age

The ages of the original sample of ARDA farm vendors was outlined by adjustment group and county or district in Chapter II. It is sufficient to say that there is a significant relationship between vendors' ages and these two dependent variables, and the ages of persons adjusting into full-time off-farm work are high considering the major employment status change being attempted.

Education

The highest level of education attained by approximately one-half of the ARDA farm vendors is Grade 8. About 20 percent achieved less than Grade 8, and 30 percent received more than Grade 8 formal education. There is no statistically significant variation among vendor adjustment groups in education attained, but a review of the percentages indicates a tendency for those who had off-farm work only both before and after the sale to have a greater proportion of persons with more than Grade 8 education than any other group (Table 13). However, there is a highly significant variation in vendors' educational achievements among the counties and districts sampled (Table 14). Vendors in Cochrane and Renfrew attained the lowest education with 58 and 33 percent respectively having less than Grade 8.

TABLE 13

EDUCATION ACHIEVED BY ARDA FARM VENDORS
BY VENDOR ADJUSTMENT GROUP

ADJUSTMENT GROUP	TOTAL	EDUCATION ACHIEVED					
		<Grade 8		Grade 8		>Grade 8	
		No.	%	No.	%	No.	%
Retirement	55	16	29	27	49	12	22
Part-time farmer to off-farm work only	34	5	15	18	53	11	32
Full-time farmer to off-farm work only	18	3	17	10	56	5	28
Full-time farmer before and after sale	24	6	25	11	46	7	29
Off farm work only before and after sale	32	6	19	12	38	14	44
TOTAL	163	36	22	78	48	49	30

$$\chi^2 = 7.1 \quad \text{d.f.} = 8 \quad \text{not significant}$$

Manitoulin, Grenville and Hastings with 5, 10, and 11 percent respectively have very few ARDA farm vendors with less than Grade 8 education. In Prescott, Dundas, Leeds and Grenville, at least 40 percent of the vendors have more than Grade 8 formal education, whereas in Renfrew County there are no sampled cases, and in the District of Cochrane, 13 percent of the vendors have more than Grade 8 education.

Marital Status

At the time of interview, 11 (7 percent) of the re-

TABLE 14

EDUCATION ACHIEVED BY ARDA FARM VENDORS
BY SAMPLED COUNTY OR DISTRICT

COUNTY OR DISTRICT	TOTAL	EDUCATION ACHIEVED					
		◀Grade 8		Grade 8		▶Grade 8	
		No.	%	No.	%	No.	%
Cochrane	24	14	58	6	29	4	13
Dundas	27	5	15	11	41	12	44
Grenville	10	1	10	5	50	4	40
Hastings	18	2	11	11	61	5	28
Leeds	21	3	14	9	43	9	43
Manitoulin	21	1	5	15	71	5	24
Prescott	21	4	19	7	33	10	48
Renfrew	21	7	33	14	67		
TOTAL	163	36	22	78	48	49	30

$$\chi^2 = 50.9 \quad \text{d.f.} = 16 \quad \text{significance level} = .001$$

constructed sample were single, 135 (83 percent) were married, 16 (10 percent) were widows or widowers, and one vendor was separated. Other than the fact that most widows and widowers are in the retirement group, marital status does not appear related to the adjustment attempted or the county or district sampled.

FARM VENDORS' LEVEL OF LIVING

To compare the level of living among major adjustment groups, and to trace within-group changes in the level of

living, a modified version of the Sewell Scale is used.¹ Appendix II indicates the individual items considered in compiling each interviewee's level of living score and the method of calculation. Housing conditions and facilities, car ownership, and education achieved by respondents are the principal factors considered in compilation of this score. A person with a level of living score of five or six has relatively few of the facilities considered as indicators of a reasonable standard of living, and a score of nine indicates the respondent has most of these amenities. No attempt is made here to analyze an individual's absolute score. Rather, scores are aggregated to indicate inter-group relative differences and intra-group relative changes in level of living.

Level of Living Within Major Adjustment Groups

A comparison of the level of living scores among major adjustment groups before the sale of their farms (Table 15) indicates that retirement cases have considerably lower scores than other adjustment types. Thirty-five percent of retirement cases scored six or less. Proportionally, this is twice as many as the next highest group, those adjusting

¹ With minor alterations, the Modified Sewell Scale presented in the following publication formed the basis of this analysis: Canada, Department of Forestry and Rural Development, Planning and Conducting a Survey: A Case Study, by Coolie Verner, Project 16018 (Ottawa: Department of Forestry and Rural Development, 1967), pp. 118-20

TABLE 15

LEVEL OF LIVING SCORE FOR ADJUSTMENT GROUPS
BEFORE SALE OF FARM TO ARDA

ADJUSTMENT GROUP	TOTAL	SCORE			
		< 7	7	8	9
		No. %	No. %	No. %	No. %
Retirement	55	19 35	14 25	18 33	4 7
Part-time farmer to off-farm work only	34	2 6	8 24	16 47	8 24
Full-time farmer to off-farm work only	18	3 17	7 39	7 39	1 6
Full-time farmer before and after sale	23	2 9	7 30	9 39	5 22
Off-farm work only before and after sale	32	4 13	6 19	16 50	5 19
TOTAL	162	30 19	42 26	66 41	24 15

$$\chi^2 = 22.4 \quad \text{d.f.} = 12 \quad \text{Significance level} = .05$$

from full-time farming before the sale to off-farm work only after the sale of their farms to ARDA. Those with a pre-sale level of living score of nine, indicating a relatively high standard of living, have the greatest proportions in groups adjusting from part-time farming to off-farm work only, persons who were full-time farmers both before and after the sale, and those who were engaged in full-time off-farm work only both before and after the sale. Thus, the pre-sale level of living scores tend to be higher for persons making no change in their employment status and for persons completing an employment status adjustment which commenced prior to the sale.

Retirement cases and others attempting abrupt changes in employment status tend to have relatively lower levels of living. It is ironic that these latter groups require the greatest resources to successfully complete an adjustment, but relatively they have the least.

A comparison of the post-sale level of living scores of adjustment groups in the summer of 1971 indicates that retirement cases continue to have a low level of living relative to other adjustment groups (Table 16). However,

TABLE 16

LEVEL OF LIVING SCORE FOR ADJUSTMENT GROUPS
AFTER SALE OF FARM TO ARDA

ADJUSTMENT GROUP	TOTAL	SEWELL SCALE			
		< 7	7	8	9
		No. %	No. %	No. %	No. %
Retirement	55	12 22	14 25	24 44	5 9
Part-time farmer to off-farm work only	34	2 6	7 21	16 47	9 26
Full-time farmer to off-farm work only	18	1 6	6 33	9 50	2 11
Full-time farmer before and after sale	23		6 26	11 48	6 26
Off-farm work only before and after sale	32	1 3	5 16	17 53	9 28
TOTAL	162	16 10	38 23	77 48	31 19

$$\chi^2 = 21.5 \quad \text{d.f.} = 12 \quad \text{significance level} = .05$$

a comparison of the pre-sale and post-sale proportions for the level of living scores of each adjustment group indicates at least a small post-sale improvement in all categories.

In comparing the percentage of respondents whose post-sale level of living score changed from the pre-sale score, 26 percent improved their score by at least one category (Table 17). Only five families (approximately 3 percent)

TABLE 17

POST-SALE COMPARED TO PRE-SALE LEVEL OF LIVING SCORES BY
ADJUSTMENT GROUP

ADJUSTMENT GROUP	TOTAL	SCORE CHANGE					
		INCREASE		UNCHANGED		DECREASE	
		No.	%	No.	%	No.	%
Retirement	55	15	27	39	71	1	2
Part-time farmer to off-farm work only	34	6	18	25	74	3	8
Full-time farmer to off-farm work only	18	7	39	10	56	1	6
Full-time farmer before and after sale	23	4	17	19	83		
Off-farm work only before and after sale	32	9	28	23	72		
TOTAL	162	41	25	116	72	5	3

had a decrease in their level of living score. However, it is interesting to note that three of these five cases are former part-time farmers who attempted to adjust to off-farm work

only. This is surprising in that persons in this group would be expected to have a less abrupt change in employment status than former full-time farmers and retirement cases. The most marked improvement in level of living was experienced by former full-time farmers who now are occupied in off-farm work only. This group had relatively low pre-sale level of living scores and, therefore, had greater scope for improvement. Those who were full-time farmers both before and after the sale had proportionally the smallest change in level of living category. This is expected since the pre-sale level of living scores for this group are relatively high, and there is virtually no change in employment status for most of this group.

Level of living within adjustment sub-categories

The present discussion is a comparison of the level of living scores among adjustment sub-categories within each major adjustment group. Although the sample size within each sub-category is too small to draw valid conclusions, there appear to be certain trends which may warrant further detailed study.

Retirement

In comparing the percentages among retirement sub-categories, approximately 50 percent of former full-time farmers and fully retired persons have a pre-sale level of living score of 7 or less (Table 18). On the other hand,

TABLE 18
PRE-SALE LEVEL OF LIVING SCORES FOR
PRESENTLY RETIRED ARDA FARM VENDORS

PRE-SALE EMPLOYMENT STATUS	TOTAL	SCORE				
		5	6	7	8	9
Full-time farmer	22	2	4	6	9	1
Fully retired	16	2	3	3	5	3
Semi-retired farmer	12	1	6	3	2	
Part-time farmer	3		1	1	1	
Full-time off-farm work	2			1	1	
TOTAL	55	5	14	14	18	4

83 percent of former semi-retired farmers have a pre-sale score of 7 or less. All retirement sub-categories display some improvement in their post-sale level of living scores (Table 19). Approximately one-third of both former full-time farmers and former semi-retired farmers increased their level of living scores by at least one level (Table 20). However, only 13 percent of former fully-retired persons increased their level of living scores, and one individual's level of living score actually decreased subsequent to the sale of his farm.

Vendors adjusting from part-time
farming to off-farm work only

As discussed previously, this particular major group of vendors had high level of living scores relative to other adjustment groups. Within this major group, there appears

TABLE 19

POST SALE LEVEL OF LIVING SCORES FOR PRESENTLY
RETIRED ARDA FARM VENDORS

PRE-SALE EMPLOYMENT STATUS	TOTAL	SCORE				
		5	6	7	8	9
Full-time farmer	22	1	2	7	9	3
Fully retired	16	1	3	2	8	2
Semi-retired farmer	12	1	4	3	4	
Part-time farmer	3			2	1	
Full-time off-farm work	2				2	
TOTAL	55	3	9	14	24	5

TABLE 20

POST SALE LEVEL OF LIVING SCORE CHANGES FOR
PRESENTLY RETIRED ARDA FARM
VENDORS

PRE-SALE EMPLOYMENT STATUS	TOTAL	SCORE CHANGE		
		INCREASE	NO CHANGE	DECREASE
Full-time farmer	22	7	15	
Fully retired	16	2	13	1
Semi-retired farmer	12	4	8	
Part-time farmer	3	1	2	
Full-time off-farm work	2	1	1	
TOTAL	55	15	39	1

to be some difference in the level of living between the two sub-categories. Within the semi-retired category, prior to the sale of farm, 50 percent have a level of living score of less than 8 whereas only 23 percent of those adjusting into full-time off-farm work have similar scores (Table 21). Prior to the sale of their

TABLE 21

PRE-SALE LEVEL OF LIVING SCORES FOR VENDORS ADJUSTING
FROM PART-TIME FARMING TO NON-FARM WORK ONLY

PRESENT EMPLOYMENT STATUS	TOTAL	SCORE				
		5	6	7	8	9
Full-time off-farm work	26		1	5	12	8
Semi-retired	8	1		3	4	
TOTAL	34	1	1	8	16	8

farms, 31 percent of those adjusting into full-time off-farm work had a score of 9 but no semi-retired vendors were in this category. A similar relationship between these two sub-categories is apparent in their post-sale levels of living (Table 22).

Relative to other major adjustment groups, this group has relatively few persons who increased their level of living category (Table 23). However, because their scores are higher in relationship to other groups, there is probably less scope for improvement. Of considerable importance is the

TABLE 22

POST-SALE LEVEL OF LIVING SCORES FOR VENDORS ADJUSTING
FROM PART-TIME FARMING TO NON-FARM WORK ONLY

PRESENT EMPLOYMENT STATUS	TOTAL	SCORE				
		5	6	7	8	9
Full-time off-farm work	26		2	3	13	8
Semi-retired	8			4	3	1
TOTAL	34		2	7	16	9

TABLE 23

POST-SALE LEVEL OF LIVING CHANGES FOR VENDORS ADJUSTING
FROM PART-TIME FARMING TO NON-FARM WORK ONLY

PRESENT EMPLOYMENT STATUS	TOTAL	SCORE CHANGE		
		INCREASE	NO CHANGE	DECREASE
Full-time off-farm work	26	4	19	3
Semi-retired	8	2	6	
TOTAL	34	6	25	3

fact that three individuals decreased their level of living scores subsequent to the sale of their farms. Two of these persons decreased their score by two categories. One family moved from the wife's parents' house to a house with very few modern conveniences. The second family has moved twice since the sale because of difficulty locating housing and their

present house has no conveniences.

Vendors adjusting from full-time farming to new off-farm work only

No trend is apparent between former full-time farmers who presently have full-time off-farm work only, or who are semi-retired regarding their level of living scores both before or after the sale (Tables 24 and 25). Proportionately,

TABLE 24

PRE-SALE LEVEL OF LIVING SCORES FOR VENDORS ADJUSTING FROM FULL-TIME FARMING TO NON-FARM WORK ONLY

PRESENT EMPLOYMENT STATUS	TOTAL	SCORE			
		6	7	8	9
Full-time off farm work	13	1	6	5	1
Semi-retired	5	2	1	2	
TOTAL	18	3	7	7	1

TABLE 25

POST-SALE LEVEL OF LIVING SCORES FOR VENDORS ADJUSTING FROM FULL-TIME FARMING TO NON-FARM WORK ONLY

PRESENT EMPLOYMENT STATUS	TOTAL	SCORE			
		6	7	8	9
Full-time off-farm work	13		5	6	2
Semi-retired	5	1	1	3	
TOTAL	18	1	6	9	2

approximately the same number in each category realized an improvement in level of living subsequent to the sale of their farms (Table 26). However, one individual's score decreased after the sale.

TABLE 26

POST-SALE LEVEL OF LIVING CHANGES FOR VENDORS ADJUSTING
FROM FULL-TIME FARMING TO NON-FARM WORK ONLY

PRESENT EMPLOYMENT STATUS	TOTAL	SCORE CHANGE		
		INCREASE	NO CHANGE	DECREASE
Full-time off-farm work	13	5	7	1
Semi-retired	5	2	3	
TOTAL	18	7	10	1

Pre-sale and post-sale farmers

As indicated previously, the level of living scores for persons selling land to ARDA and continuing to farm are among the highest of any major adjustment group. The scores tend to be consistently higher in each sub-category of this group, both before (Table 27) and after (Table 28) the sale. There are no scores of 5 either before or after the sale, and there are two scores of 6 before the sale but none after the sale. Four individuals increased their level of living scores by at least one category subsequent to the sale of their farms (Table 29). It is interesting to note that none of the four are starting any adjustment process in their occupation status. Three were

full-time farmers both before and after the sale, and one was a part-time farmer both before and after the sale.

TABLE 27

PRE-SALE LEVEL OF LIVING SCORES FOR
PRE-SALE AND POST-SALE FARMERS

OCCUPATION STATUS	TOTAL	SCORE			
		6	7	8	9
Full-time farmer before and after sale	10	1	3	5	1
Full-time farmer before, part-time farmer after sale	2			1	1
Part-time farmer before and after sale	7	1	2	2	2
Full-time farmer before, semi-retired farmer after sale	4		2	1	1
TOTAL	23	2	7	9	5

TABLE 28

POST-SALE LEVEL OF LIVING SCORES FOR
PRE-SALE AND POST-SALE FARMERS

OCCUPATION STATUS	TOTAL	SCORE			
		6	7	8	9
Full-time farmer before and after sale	10		2	7	1
Full-time farmer before, part time farmer after sale	2			1	1
Part-time farmer before and after sale	7		2	2	3
Full-time farmer before, semi-retired farmer after sale	4		2	1	1
TOTAL	23		6	11	6

TABLE 29

POST-SALE LEVEL OF LIVING SCORE CHANGES
FOR PRE-SALE AND POST-SALE FARMERS

OCCUPATION STATUS	TOTAL	SCORE CHANGE		
		INCREASE	NO CHANGE	DECREASE
Full-time farmer before and after sale	10	3	7	
Full-time farmer before, part-time farmer after sale	2		2	
Part-time farmer before and after sale	7	1	6	
Full-time farmer before, semi-retired farmer after sale	4		4	
TOTAL	23	4	19	

Regional differences in farm vendors' level of living

To determine if vendors' levels of living varied among sampled counties and districts, it is necessary to combine level of living score categories to achieve sufficiently large cells to perform statistical testing (Table 30). There is a statistically significant difference (5 percent level) among sampled counties and districts in vendors' pre-sale level of living scores. Examination of the percentages indicates that Renfrew County has the highest proportion of low level of living scores. Cochrane, Hastings and Prescott also display a relatively high proportion of vendors with lower standards of living. Dundas and Manitoulin, on the other hand, have greater percentages of high level of living scores which indicate that

TABLE 30

ARDA FARM VENDORS' PRE-SALE LEVEL OF LIVING SCORES
BY SAMPLED COUNTY OR DISTRICT

COUNTY OR DISTRICT	TOTAL	SCORE			
		5 - 7		8 - 9	
		No.	%	No.	%
Cochrane	24	14	61	10	39
Dundas	27	8	30	19	70
Grenville	10	4	40	6	60
Hastings	18	10	56	8	44
Leeds	21	8	38	13	62
Manitoulin	21	4	19	17	81
Prescott	20	10	48	10	52
Renfrew	21	14	67	7	33
TOTAL	162	72	44	90	56

$$\chi^2 = 15.6 \quad \text{d.f.} = 7 \quad \text{significance level} = .05$$

most farm vendors in these counties were relatively well off.

The post-sale level of living scores, although not statistically related to sample areas, continue to show relatively lower level of living scores in Cochrane and Renfrew, and relatively higher scores in Manitoulin (Table 31).

Hastings, Renfrew and Grenville, three of the four sampled areas which have relatively low pre-sale level of living scores, display proportionately the greatest improvement in level of living subsequent to farm sales to ARDA. In these

TABLE 31

ARDA FARM VENDORS' POST-SALE LEVEL OF LIVING SCORES
BY SAMPLED COUNTY OR DISTRICT

COUNTY OR DISTRICT	TOTAL	LEVEL OF LIVING SCORE			
		5 - 7		8 - 9	
		No.	%	No.	%
Cochrane	24	12	52	12	48
Dundas	27	6	22	21	78
Grenville	10	4	40	6	60
Hastings	18	7	39	11	61
Leeds	21	6	29	15	71
Manitoulin	21	2	10	19	90
Prescott	20	7	33	13	67
Renfrew	21	10	48	11	52
TOTAL	162	54	33	108	67

$$\chi^2 = 14.0 \quad \text{d.f.} = 7 \quad \text{not significant}$$

Counties, 44, 43 and 40 percent of the vendors respectively improved their level of living scores (Table 32). However, the District of Cochrane, where vendors have low pre-sale scores, shows little post-sale improvement with only 17 percent of the vendors increasing their level of living scores.

The foregoing discussed largely an objective measure of vendors' level of living. However, some objective indicators, such as facilities in the home, are a reflection more of the long-run than the short-run well being of the interviewee.

TABLE 32

POST-SALE COMPARED TO PRE-SALE LEVEL OF LIVING SCORES
BY SAMPLED COUNTY OR DISTRICT

COUNTY OR DISTRICT	TOTAL	SCORE CHANGE					
		INCREASE		NO CHANGE		DECREASE	
		No.	%	No.	%	No.	%
Cochrane	24	4	17	20	83		
Dundas	27	6	22	19	71	2	7
Grenville	10	1	10	8	80	1	10
Hastings	18	8	44	9	50	1	6
Leeds	21	5	24	16	76		
Manitoulin	21	2	10	18	85	1	5
Prescott	20	6	30	14	70		
Renfrew	21	9	43	12	57		
TOTAL	162	41	25	116	72	5	3

In this study, the time between the sale of farm and the date of the interview is sufficiently short in many cases that present housing facilities are a reflection more of pre-sale than post-sale levels of living. It is demonstrated that the length of time since the sale of the farm has a significant bearing on the proportion of vendors showing an improvement in level of living scores (Table 33). Forty percent of the vendors who sold their farms in 1966 and 1967 increased their level of living scores compared to 14 percent of vendors who sold in 1970 and 1971. There appears to be no concentration in any year of

TABLE 33

CHANGE IN FARM VENDORS' LEVEL OF LIVING SCORES
BY YEAR OF FARM SALE

YEAR	TOTAL	INCREASE		NO CHANGE	
		No.	%	No.	%
1966-67	48	19	40	29	60
1968	42	13	31	29	69
1969	16	2	13	14	87
1970-71	51	7	14	44	86
TOTAL	157	41	26	116	74

$\chi^2 = 11.0$ d.f. = 3 significance level = .02

five vendors who experienced a decrease in level of living.

Net income most accurately reflects present living conditions, but it was not possible to ask vendors for exact figures of their pre-sale and post-sale incomes. Therefore, the objective findings of this study are supplemented with vendors' subjective comparisons of their relative pre-sale and post-sale conditions. Analysis of these subjective indicators is included in succeeding sections of this study.

The opinion questions which are most comparable to the material used in compiling the level of living scores are: (a) How do your post-sale compare to your pre-sale housing conditions? and (b) How do your post-sale compare to your pre-sale utilities and facilities within the home? The opinion survey of changes in farm vendors housing conditions indicates that a larger proportion of persons adjusting from

full-time farming to full-time non-farm work (39 percent) improved their housing conditions than any other adjustment group (Table 34). Vendors in Grenville and Prescott Counties

TABLE 34

VENDORS' OPINION OF THEIR POST-SALE COMPARED
TO PRE-SALE HOUSING CONDITIONS

ADJUSTMENT GROUP	TOTAL	OPINION					
		WORSE		SAME		BETTER	
		No.	%	No.	%	No.	%
Retirement	55	3	5	41	75	11	20
Part-time farmer to off-farm work only	34	2	6	28	82	4	12
Full-time farmer to off-farm work only	18			11	61	7	39
Full-time farmer before and after sale	24			21	88	3	12
Off-farm work only before and after sale	32	1	3	24	75	7	22
TOTAL	163	6	4	125	76	32	20

with 40 and 38 percent respectively indicate the most improvement in their post-sale housing conditions (Table 35). When asked to compare pre-sale and post-sale utilities and facilities within the house, retirement cases and persons adjusting from full-time farming to non-farm work only, with 29 and 28 percent respectively, indicate the greatest improvement (Table 36). Grenville and Prescott Counties (40 and 38 percent respectively) also display the most improvement in facilities and utilities

TABLE 35

VENDORS' OPINION BY SAMPLED COUNTY OR DISTRICT OF
THEIR POST-SALE COMPARED TO PRE-SALE HOUSING CONDITIONS

COUNTY OR DISTRICT	TOTAL	VENDORS' OPINION					
		WORSE		SAME		BETTER	
		No.	%	No.	%	No.	%
Cochrane	24	2	8	17	71	5	21
Dundas	27	1	4	23	85	3	11
Grenville	10	1	10	5	50	4	40
Hastings	18			14	78	4	22
Leeds	21	1	5	17	81	3	14
Manitoulin	21	1	5	17	81	3	14
Prescott	21			13	62	8	38
Renfrew	21			19	90	2	10
TOTAL	163	6	4	125	76	32	20

within the home (Table 37).

There is a high correspondence between the objective and subjective methods of determining relative changes in level of living. Using either method very few persons are worse off now than prior to the sale of their farms. According to the level of living score, only 5 persons appear to be worse off. The opinion questions indicated six with a deterioration in housing conditions and two with poorer utilities and facilities in the home. In comparing the percentages of individuals whose levels of living

TABLE 36

VENDORS' OPINION BY ADJUSTMENT GROUP OF THEIR
POST SALE COMPARED TO PRE-SALE UTILITIES WITHIN THE
HOME

ADJUSTMENT GROUP	TOTAL	VENDORS' OPINION			
		WORSE		SAME	
		No.	%	No.	%
Retirement	55			39	71
Part-time farmer to off-farm work only	34	2	6	24	71
Full-time farmer to off-farm work only	18			13	72
Full-time farmer before and after sale	24			20	83
Off-farm work only before and after sale	32			25	78
TOTAL	163	2	1	121	74
				40	25

TABLE 37

VENDORS' OPINION BY COUNTY OR DISTRICT OF THEIR
POST-SALE COMPARED TO PRE-SALE UTILITIES
WITHIN THE HOME

COUNTY OR DISTRICT	TOTAL	VENDORS' OPINION					
		WORSE		SAME		BETTER	
		No.	%	No.	%	No.	%
Cochrane	24			21	87	3	13
Dundas	27	2	7	20	74	5	19
Grenville	10			6	60	4	40
Hastings	18			13	72	5	28
Leeds	21			17	81	4	19
Manitoulin	21			17	81	4	19
Prescott	21			13	62	8	38
Renfrew	21			14	67	7	33
TOTAL	163	2	1	121	74	40	25

improved using these three indicators (Table 38), there is a

TABLE 38
PERCENTAGE IN VENDOR ADJUSTMENT GROUPS
INDICATING IMPROVEMENT IN LEVEL OF LIVING

ADJUSTMENT GROUPS	LEVEL OF LIVING SCORE (%)	OPINION ON HOUSING CONDITIONS (%)	OPINION ON HOUSING UTILITIES (%)
Retirement	27	20	29
Part-time farmer to off-farm work only	18	12	24
Full-time farmer to off-farm work only	44	39	28
Full-time farmer before and after sale	17	13	17
Off-farm work only before and after sale	28	22	28

remarkable similarity between the level of living scores and the vendors' opinions about their housing conditions. There is less correlation between the level of living scores and respondents' opinions on their utilities within the home.

Summary

There is considerable variation among major vendor adjustment groups in both pre-sale and post-sale levels of living. Retirement cases and persons adjusting from full-time farming to non-farm work only have lower pre-sale level of living scores than any other group. These two groups experienced relatively the greatest improvement in level of

living scores subsequent to ARDA's purchase of their farms, but their post-sale scores remain significantly lower than those of other adjustment groups. The level of living of a large portion of retirement cases in particular is considered to be below an acceptable level.

There is a significant difference among sampled counties and districts in the pre-sale level of living scores. Subsequent to enlargement, level of living in areas with low pre-sale scores increased more proportionally than in other counties and districts. This results in no statistically significant difference among sampled areas in post-sale level of living scores. However, it is not determined what proportion of these inter-area variations are a reflection of varying levels of living among the rural population generally, or an indication of differing areal applications of the Farm Enlargement and Consolidation Program.

DISTANCE TRAVELLED FOR ESSENTIAL GOODS AND SERVICES

An important aspect of many vendors' post-sale adjustment is the availability of goods and services essential for family living. This is particularly important to retirees whose mobility tends to decrease with age. To facilitate pre-sale and post-sale distance travelled comparisons, and to perform intergroup comparisons, a distance travelled score was computed for each interviewee both before and after the sale of his farm. Appendix III outlines the method of calculation for this score.

A distance travelled score of one indicates that an interviewee is within walking distance of all relevant goods and services. A score of six, on the other hand, means the interviewee is located a considerable distance from the goods and services considered essential in his life.

Of the 63 vendors in the reconstructed sample who relocated subsequent to the sale of their farms to ARDA, 34 (54 percent) decreased the distance they must travel for goods and services, the distance for 21 (33 percent) remains unchanged, and 8 (13 percent) now travel further for goods and services (Table 39). Prior to the sale of

TABLE 39

POST-SALE DISTANCE TRAVELLED SCORE CHANGES
FOR RELOCATED ARDA FARM VENDORS

ADJUSTMENT GROUP	TOTAL	SCORE CHANGE		
		INCREASE	NO CHANGE	DECREASE
Retirement	20		7	13
Part-time farmer to off-farm work only	19	2	9	8
Full-time farmer to off-farm work only	10	2	1	7
Full-time farmer before and after sale	2	2		
Off-farm work only before and after sale	12	2	4	6
TOTAL	63	8	21	34

their farms, 4 persons (6 percent) had a distance travelled score of one indicating they reside near goods and services (Table 40). After relocation, 23 (37 percent) are relatively

TABLE 40
PRE-SALE DISTANCE TRAVELLED SCORES
FOR RELOCATED ARDA FARM VENDORS

ADJUSTMENT GROUP	TOTAL	DISTANCE TRAVELLED SCORES					
		1	2	3	4	5	6
Retirement	20	1	2	6	3	2	6
Part-time farmer to off-farm work only	19	2	1	4		3	9
Full-time farmer to off-farm work only	10		2	2	2	1	3
Full-time farmer before and after sale	2				2	4	
Off-farm work only before and after sale	12	1	1		1		5
TOTAL		4	6	14	6	10	23

close to goods and services (Table 41). The most dramatic increase in the number of people within this distance category occurs among retirement cases. Before relocation, only one retired vendor (5 percent) had a distance travelled score of one.

In comparing the pre-sale distance travelled scores of those who relocated subsequent to the farm sale and those who did not relocate (Table 42), the pre-sale distance travelled

TABLE 41
POST-SALE DISTANCE TRAVELLED SCORES
FOR RELOCATED ARDA FARM VENDORS

ADJUSTMENT GROUP	TOTAL	DISTANCE TRAVELLED SCORES					
		1	2	3	4	5	6
Retirement	20	10	1	2	4	1	2
Part-time farmer to off-farm work only	19	6	3	1		2	7
Full-time farmer to off-farm work only	10	4	1	2	1	2	
Full-time farmer before and after sale	2						2
Off-farm work only before and after sale	12	3		2	3	2	2
TOTAL	63	23	5	7	8	7	13

scores of relocated vendors is slightly higher. However, after relocation, relocated vendors are closer to goods and services. This is particularly evident in the first distance travelled score category which contains 37 percent of relocated vendors but only 12 percent of vendors who did not relocate. The distance travelled for goods and services may pose some hardship for retired persons who did not relocate. Fifty percent of relocated retirees presently have a distance travelled score of one, whereas only 14 percent of retired vendors who did not relocate have a similar score.

There appears to be little variation among sampled counties and districts in vendors' distance travelled scores.

TABLE 42

DISTANCE TRAVELLED SCORES FOR ARDA
VENDORS WHO DID NOT RELOCATE

ADJUSTMENT GROUP	TOTAL	DISTANCE TRAVELLED SCORE					
		1	2	3	4	5	6
Retirement	35	5	6	9	4	4	7
Part-time farmer to off-farm work only	14	2	1	4	2		5
Full-time farmer to off-farm work only	8				2	1	5
Full-time farmer before and after sale	21		4	2	5	4	6
Off-farm work only before and after sale	21	5	4	3	2	3	4
TOTAL	99	12	15	18	15	12	27

Pre-sale scores tend to be higher in Cochrane and Leeds, but no variation among areas in post-sale scores is evident.

When asked to comment on their relative post-sale availability of retail services, 17 percent of the total reconstructed sample feel they are better off (Table 43). Former full-time farmers who now have off-farm work only have the greatest number (28 percent) indicating an improvement in availability of retail services. There is considerable variation among counties and districts concerning vendors' opinion of the relative availability of retail services. Twenty-nine percent of the vendors in both Cochrane and Prescott noted improvements, whereas in Renfrew and Dundas Counties, only

TABLE 43

VENDORS' OPINION BY ADJUSTMENT GROUP OF THEIR
POST-SALE COMPARED TO PRE-SALE
AVAILABILITY OF RETAIL SERVICES

ADJUSTMENT GROUP	TOTAL	VENDORS' OPINION					
		WORSE		SAME		BETTER	
		No.	%	No.	%	No.	%
Retirement	55	2	4	43	78	10	18
Part-time farmer to off-farm work only	34	1	3	28	82	5	15
Full-time farmer to off-farm work only	18			13	72	5	28
Full-time farmer before and after sale	24			22	92	2	8
Off-farm work only before and after sale	32			26	81	6	19
TOTAL	163	3	2	132	81	28	17

5 and 7 percent of the vendors respectively felt their post-sale availability of retail services had improved (Table 44).

There is little variation among vendor adjustment groups in the post-sale availability of medical services (Table 45). Approximately 15 percent of the vendors noted an improvement, and only 2 percent indicated that post-sale medical services are less available. There is some variation among counties and districts in the relative post-sale availability of medical services (Table 46). Little improvement (approximately 5 percent) was indicated by vendors in Leeds and Dundas Counties.

TABLE 44

VENDORS' OPINION BY COUNTY OR DISTRICT OF THEIR
POST-SALE COMPARED TO
PRE-SALE AVAILABILITY OF RETAIL SERVICES

COUNTY OR DISTRICT	TOTAL	VENDORS' OPINION			
		WORSE		SAME	
		No.	%	No.	%
Cochrane	24			17	71
Dundas	27	2	7	23	86
Grenville	10			9	90
Hastings	18	1	6	15	83
Leeds	21			16	76
Manitoulin	21			17	81
Prescott	21			15	71
Renfrew	21			20	95
TOTAL	163	3	2	132	81
				28	17

TABLE 45

VENDORS' OPINION BY ADJUSTMENT GROUP OF THEIR POST-SALE
COMPARED TO PRE-SALE AVAILABILITY OF MEDICAL SERVICES

ADJUSTMENT GROUP	TOTAL	VENDORS' OPINION			
		WORSE		SAME	
		No.	%	No.	%
Retirement	55	2	4	44	80
Part-time farmer to off-farm work only	34	1	3	27	79
Full-time farmer to off-farm work only	18			16	89
Full-time farmer before and after sale	24			22	92
Off-farm work only before and after sale	32			27	84
TOTAL	163	3	~	136	83
				24	15

TABLE 46

VENDORS' OPINION BY COUNTY OR DISTRICT OF THEIR
POST-SALE COMPARED TO PRE-SALE AVAILABILITY
OF MEDICAL SERVICES

COUNTY OR DISTRICT	TOTAL	VENDORS' OPINION					
		WORSE		SAME		BETTER	
		No.	%	No.	%	No.	%
Cochrane	24			19	79	5	21
Dundas	27	2	7	24	89	1	4
Grenville	10			8	80	2	20
Hastings	18	1	6	14	77	3	17
Leeds	21			20	95	1	5
Manitoulin	21			17	81	4	19
Prescott	21			16	76	5	24
Renfrew	21			18	86	3	14
TOTAL	163	3	2	136	83	24	15

Approximately 20 percent of the vendors in most other sampled areas said they are now better off regarding the availability of medical services.

SOCIAL PARTICIPATION

To assess farm vendors' participation in community organizations before and after the sale of their farms, and to compare participation rates among adjustment groups and counties or districts, vendors were asked to list the organizations, other than church, in which they were active.

Generally, ARDA farm vendors have a low rate of participation in community organizations with 73 percent reporting no pre-sale participation. Of the 44 vendors (27 percent) who were active in community organizations, 24 reported affiliation with one organization only, 11 were active in two organizations, and nine participated in three or more organizations. There is very little difference between pre-sale and post-sale organizational affiliations. Three vendors who reported at least one pre-sale organizational affiliation reported no affiliations subsequent to the sale of their farms.

There is no significant difference among vendor adjustment groups in the degree of organizational affiliation. However, there is a significant difference among sampled counties and districts in vendors' participation in organizations (Table 4/). Cochrane, Prescott and Renfrew Counties display very little organizational affiliation by ARDA vendors. In Grenville and Dundas Counties, on the other hand, vendors have higher affiliation rates.

Vendors were asked to compare their pre-sale and post-sale abilities to participate in social activities. Only five persons (3 percent) indicated decreased ability to participate (Table 48). Fourteen percent improved these abilities, but the majority of vendors (83 percent) said there was no change in their ability to participate in social activities.

There appears to be little difference among adjustment

TABLE 4-
FARM VENDORS' ORGANIZATION AFFILIATIONS
BY SAMPLED COUNTY OR DISTRICT

COUNTY OR DISTRICT	TOTAL	ORGANIZATION AFFILIATIONS					
		PRE-SALE			POST-SALE		
		YES		NO	YES		NO
		No.	%	No.	%	No.	%
Cochrane	24	2	8	22	92	2	8
Dundas	27	11	41	16	59	9	33
Grenville	10	7	70	3	30	6	60
Hastings	18	4	22	14	78	4	22
Leeds	21	6	29	15	71	6	29
Manitoulin	21	8	38	13	62	9	43
Prescott	21	3	14	18	86	3	14
Renfrew	21	3	14	18	86	2	10
TOTAL	163	44	27	119	73	41	25

$\chi^2 = 21.29$
d.f. = 1
Significance
level = .01

$\chi^2 = 18.8$
d.f. = 1
Significance
level = .01

TABLE 48

VENDORS' OPINION BY ADJUSTMENT GROUP OF THIER POST-SALE
COMPARED TO PRE-SALE ABILITIES TO PARTICIPATE IN
SOCIAL ACTIVITIES

ADJUSTMENT GROUP	TOTAL	VENDORS' OPINION			
		WORSE		SAME	
		No.	%	No.	%
Retirement	55	3	5	43	78
Part-time farmer to off-farm work only	34	2	6	27	79
Full-time farmer to off-farm work only	18			15	83
Full-time farmer before and after sale	24			22	92
Off-farm work only before and after sale	32			28	88
TOTAL	163	5	3	135	83

groups in changes in their abilities to engage in social activities. There is a variation among sampled counties and districts where vendors in Prescott and Cochran (38 and 35 percent respectively) improved their abilities (Table 49). In Renfrew County, where organizational participation is low, no post-sale improvement in participation abilities is indicated.

VENDORS' NET PROCEEDS FROM FARM SALE

A vendor's net proceeds from his farm sale represents the amount of money remaining for his use after disposing of

TABLE 49

VENDORS' OPINION BY COUNTY OR DISTRICT OF THEIR
POST-SALE COMPARED TO PRE-SALE ABILITIES TO
PARTICIPATE IN SOCIAL ACTIVITIES

COUNTY OR DISTRICT	TOTAL	VENDORS' ABILITIES					
		WORSE		SAME		BETTER	
		NO.	%	NO.	%	NO.	%
Cochrane	24			18	75	6	25
Dundas	27	1	4	24	89	2	7
Grenville	10	1	10	8	80	1	10
Hastings	18	1	6	16	88	1	6
Leeds	21	1	5	19	90	1	5
Manitoulin	21			17	81	4	19
Prescott	21	1	5	12	57	8	38
Renfrew	21			21	100		
TOTAL	163	5	3	135	83	23	14

land, buildings and chattels, and paying debts against the farming operation. Because many farmers have all their assets tied up in the farming operation, the net proceeds from the sale are for many the only funds they have to complete an adjustment. There is no statistically significant difference among adjustment groups in the amount of net proceeds, but a review of the percentages indicates that those who had off-farm work only both before and after the sale have considerably less net proceeds than other adjustment groups (Table 50). This is attributable to a large proportion

TABLE 50
 VENDORS' NET PROCEEDS FROM FARM SALE
 BY ADJUSTMENT GROUP

ADJUSTMENT GROUP	TOTAL	NET PROCEEDS (\$)			
		0- 4,999	5,000- 9,999	10,000+	
		No. %	No. %	No.	%
Retirement	55	19 35	20 36	16	29
Part-time farmer to off-farm work only	34	10 29	18 53	6	18
Full-time farmer to off-farm work only	17	7 41	5 29	5	29
Full-time farmer before and after sale	22	10 45	7 32	5	23
Off-farm work only before and after sale	32	19 59	11 34	2	6
TOTAL	160	65 41	61 38	34	21

$\chi^2 = 12.91$ d.f. = 8 not significant

of this adjustment group being located in Cochrane where land prices are much lower than in other sampled areas.

There is a highly significant relationship between the net proceeds from the sale and the county or district in which the farm is located (Table 51). These areal differences are traced to regional variations in land prices, and sizes of farms offered for sale. In Cochrane, 92 percent of the sampled vendors had less than \$5,000 remaining from the sale. Hastings County (44 percent) also has the greatest

TABLE 51

VENDORS' NET PROCEEDS FROM FARM SALE
BY SAMPLED COUNTY OR DISTRICT

COUNTY OR DISTRICT	TOTAL	NET PROCEEDS (\$)			
		0- 4,999	5,000- 9,999	10,000+	
		No. %	No. %	No.	%
Cochrane	24	22 92	2 8		
Dundas	24	5 21	12 50	7	29
Grenville	10	1 10	6 60	3	30
Hastings	18	8 44	7 39	3	17
Leeds	21	8 38	9 43	4	19
Manitoulin	21	6 29	10 48	5	24
Prescott	21	9 43	9 43	3	14
Renfrew	21	6 29	6 29	9	43
TOTAL	160	65 41	61 38	34	21

$$\chi^2 = 38 \quad \text{d.f.} \quad \text{significance level} = .001$$

number of its vendors in this category. Prescott County has equally high proportions of vendors with net proceeds of less than \$5,000 and between \$5,000 to \$10,000. Dundas and Grenville Counties have the lowest percentage of vendors with less than \$5,000 net proceeds. The greatest proportion of vendors in Dundas, Grenville, Leeds and Manitoulin had between \$5,000 and \$10,000 remaining from the sale of their farms. In Renfrew County, the greatest percentage of vendors realized net proceeds of over \$10,000. Cochrane and Prescott have the lowest percentage

of vendors in this category with none and 14 percent respectively.

It is hypothesized that the costs of similar adjustments are not very different among various regions of Ontario. However, there is considerable regional variation in the amount of resources available to vendors to complete these adjustments. In the District of Cochrane, vendors have relatively low pre-sale level of living scores, and show relatively little improvement in their post-sale scores. It is apparent from this survey of net farm sale proceeds that vendors in Cochrane lack sufficient financial reserves to accomplish an adjustment in their living conditions. Because a substantial proportion of vendors in Cochrane are retiring, they also may lack the current income to help finance a successful adjustment. Although the situation is most critical in the District of Cochrane, it is evident that generally the net amount remaining to vendors from farm sales is small in relation to the cost of attempted adjustments. The degree of social rehabilitation that can be accomplished by vendors should be consistent with individual needs rather than being dependent on the market value of their farm assets.

VENDORS' POST-SALE INCOME LEVELS

In addition to net farm sale proceeds, a regular income is important in the post-sale adjustment of ARDA farm vendors. As indicated previously, post-sale incomes may be a better

indication of vendors' present living conditions than level of living as indicated by housing and facilities because these components tend to reflect long-run conditions.

Vendors were asked to compare their post-sale with their pre-sale incomes. The results (Table 52) indicate

TABLE 52
VENDORS' OPINION BY ADJUSTMENT GROUP OF THEIR
POST-SALE COMPARED TO PRE-SALE INCOME LEVELS

ADJUSTMENT GROUP	TOTAL	VENDORS' OPINION					
		WORSE		SAME		BETTER	
		No.	%	No.	%	No.	%
Retirement	55	11	20	38	69	6	11
Part-time farmer to off-farm work only	34	4	12	21	62	9	26
Full-time farmer to off-farm work only	18	3	17	6	33	9	50
Full-time farmer before and after sale	24	1	4	20	83	3	13
Off-farm work only before and after sale	32			25	78	7	22
TOTAL	163	19	12	110	67	34	21

$$\chi^2 = 27.3 \quad \text{d.f.} = 12 \quad \text{significance level} = .01$$

that post-sale incomes fluctuated more dramatically than post-sale housing conditions and facilities. Twenty-one percent of the vendors said their post-sale incomes were better than pre-

sale incomes. This compares closely with the proportions of vendors displaying improvements using other indicators (25 percent increased their level of living scores, 20 percent felt they improved their post-sale housing conditions, and 25 percent noted improved facilities and utilities within the home). However, 12 percent of the vendors said they have lower post-sale income levels compared with only approximately 3 percent who are determined to be worse off using measures related to housing conditions and facilities.

There is a significant variation among vendor adjustment groups in their opinions of their relative pre-sale and post-sale incomes (Chi Square testing indicates significance at the .01 level). By far the greatest percentage of vendors (50 percent) who note an improvement in their post-sale incomes occurs in the group adjusting from full-time farming to full-time off-farm work. Alternatively, only 11 percent of retired vendors noted a post-sale income improvement. One-fifth of these retired cases actually noted a decrease in post-sale income levels. These decreased incomes, coupled with the low net proceeds remaining for many vendors illustrate the difficulty some vendors have in making a post-sale adjustment. The significantly lower level of living scores of retired vendors is evidence of the difficulties experienced by many retirees.

The group adjusting from full-time farming to full-time non-farm work, in addition to having a high proportion with

higher income levels, also has a relatively high proportion (17 percent) with decreased income levels. One-third of this group indicate little post-sale change in their income levels compared with two-thirds or more of other vendor adjustment groups who had relatively little change in their income levels. In the period since the sale of farm, six (one-third) of the cases adjusting from full-time farming to full-time non-farm work experienced varying periods of unemployment. Only seven percent in other adjustment groups engaged in non-farm work only were unemployed at some time since the sale. These eleven cases of unemployment display a range of reasons for their inability to work. Seven mentioned seasonal layoffs, two indicated insufficient skills, one had poor health, and another was unemployed for family reasons.

The group of former full-time farmers who have non-farm work only contain three of four sampled cases whose present income is below their pre-sale expectations. In addition 28 percent of this group said their present family income is not adequate for their needs, compared with 16 percent of retirement cases and approximately 11 percent of other adjustment groups who indicated present inadequate incomes.

Two-thirds of former full-time farmers adjusting to non-farm work who are 55 years of age or over indicated deteriorating health as a reason for leaving farming.

Approximately 90 percent gave advancing age as a consideration. Economic reasons, although important, are a secondary consideration and sociological reasons are of minor importance in these vendors' decisions to leaving farming. Thus, problems of inadequate incomes, unemployment, failing health, age and low educations militate against successful adjustments for many of these cases. These factors illustrate the difficulties associated with an abrupt change in employment status when many adverse conditions are present.

There is considerable variation among the sampled counties and districts concerning vendors' comparisons of their pre-sale and post-sale income levels (Table 53). In Prescott and Renfrew

TABLE 53

VENDORS' OPINION BY SAMPLED COUNTY OR DISTRICT
OF THEIR POST-SALE COMPARED TO
PRE-SALE INCOME LEVELS

COUNTY OR DISTRICT	TOTAL	VENDORS' OPINION					
		WORSE		SAME		BETTER	
		No.	%	No.	%	No.	%
Cochrane	24			21	87	3	13
Dundas	27	3	11	20	74	4	15
Grenville	10	1	10	6	60	3	30
Hastings	18	3	17	14	77	1	6
Leeds	21	2	10	14	66	5	24
Manitoulin	21	2	10	10	47	9	43
Prescott	21	4	19	12	57	5	24
Renfrew	21	4	19	13	62	4	19
TOTAL	163	19	12	110	67	34	21

Counties, approximately one-fifth of the sampled vendors experienced a post-sale decrease in income levels. These two counties also display relatively low pre-sale level of living scores. Thus, for many vendors, a substantial post-sale adjustment in level of living is required, but many lack the resources to accomplish this adjustment. Although the net proceeds from the sale are higher in Renfrew County relative to other sampled areas, these proceeds are minimal considering the magnitude of the adjustment to be completed by many vendors. Many cases with decreased incomes must finance daily living expenses with the small amount of capital from the farm sale that may have taken a life-time to accumulate.

In the District of Cochrane, no vendors indicate lower post-sale income levels. However, relatively few vendors in Cochrane (13 percent) have better post-sale incomes. The level of living scores in Cochrane are the lowest of the sampled areas, but the minimal net farm sale proceeds (92 percent of the vendors in Cochrane realized less than \$5,000 from their farm sale) make it difficult for many of these vendors to independently finance improvements.

Vendors who sold farms to ARDA on Manitoulin Island noted the most post-sale improvement in their income levels (43 percent improved their incomes). It is ironic that these vendors have relatively the highest pre-sale level of living scores.

The results of this study indicate that, within certain vendor adjustment groups and sampled areas which indicate

significantly greater needs for adjustment, ARDA vendors tend to have significantly less accumulated capital or current earnings to finance these improvements. Thus, the ARDA Farm Enlargement and Consolidation Program, whose principal purpose is to improve the social and economic conditions of low income rural residents, must not tie vendor adjustments to land prices, but incorporate features capable of meeting individual vendor and regional adjustment needs.

CHAPTER IV

CONCLUSIONS AND RECOMMENDATIONS

The conclusions and recommendations of this report are of two major types:

(a) Certain recommendations could be implemented immediately to improve the quality of the present Farm Enlargement and Consolidation Program; and

(b) Others have implications for sectors of society beyond the jurisdiction of ARDA and the Ministry of Agriculture and Food. These latter recommendations are wide ranging and the issues raised require discussions at many levels.

(a) There is considerable variation among sampled counties and districts in the results of the Farm Enlargement and Consolidation Program. First, the relative importance of the land and human adjustment features of the Program differ among the sampled areas. In Renfrew County, land adjustment is relatively less important because approximately 50 percent of the farms bought by ARDA appear to have sufficient cultivated acres to be independently viable. However, the level of living of the vendors in Renfrew is significantly lower than in other sampled areas. Therefore, results in Renfrew County indicate farm enlargement is primarily a social adjustment policy. In the District of Cochrane, both the social and

physical elements of the Program appear equally important because a large proportion of the farms have less than 150 cultivated acres, and farm vendors' level of living is relatively low. In Dundas County and the District of Manitoulin, on the other hand, vendors generally have relatively high level of living scores, but the farms sold to ARDA are insufficient in size to be independently viable. Thus, land adjustment in Dundas and Manitoulin is more significant than human adjustment.

Second, there is a significant variation among counties and districts in the proportions of farm vendors attempting various types of adjustment. In Prescott County and the District of Manitoulin, the largest proportions of vendors adjusted from farming to full-time non-farm work. In the District of Cochrane, the largest percentage of vendors had full-time non-farm work both before and after the sale of their farms and, therefore, any occupational change preceded ARDA's involvement. The greatest proportions of vendors in the five remaining counties retired subsequent to the sale of their farms to ARDA. Because of this spatial variation in vendor adjustments, the combination of resources required for vendors to successfully complete post-sale adjustments varies among sample areas.

These inter-area variations in the relative significance of physical and social features of the Program, and inter-area differences in farm vendor adjustment needs require that ARDA

adopt a regional program strategy in order that the Program can be directly and consciously applied to the apparent regional adjustment problems. An implementation strategy proposed by Neil M. Campbell in An Evaluation and Policy Proposal: Ontario Farm Enlargement and Consolidation Program is considered appropriate in order to incorporate the degree of flexibility required in the Program to accommodate these regional differences.

Campbell proposes a system of area committees which, under general policy guidelines set by ARDA Head Office, would work with prospective vendors to help each choose the best alternative course of action and monitor his post-sale adjustment. Through various professional members of the committee, vendors would have access to any counselling, information, financial, and social assistance available through public agencies. Through these committees, research could be directed at determining regional adjustment problems and needs. Local program goals could then be established and evaluation procedures consistent with Program Planning and Budgeting principles could be incorporated in the Program. Constant information feedback from local committees to Head Office would facilitate the development and updating of general program policy compatible with local and provincial goals.

The majority of persons adjusting from farming to non-farm activities are doing so at an advanced age and with

educational achievements that allow little flexibility for successful independent completion of this major adjustment. Counselling of these vendors at the time of farm sale would demonstrate to the client that an alternative course of action may be more appropriate, or he could make practical use of specialized public employment services. Therefore, ARDA should adopt a policy of vendor counselling in which sufficient information is gathered by ARDA's counsellors on all vendors at the time of sale to indicate their adjustment needs. Vendors who could benefit from further general or specialized counselling should be provided with this service.

(b) The purposes of public participation in economic activities in democratic societies are to accomplish socially desirable goals which cannot be achieved by free enterprise, or to speed a desired change which would have occurred naturally over a prolonged period in the market place. During recent decades there has been a natural increase in average farm sizes and a corresponding decrease in the farm population. However, this process is too slow to maintain a healthy agricultural industry, and many farm people are innocent victims of the changing economics of farming. The Farm Enlargement and Consolidation Program is considered to be a catalyst to enhance an adjustment in the labour and land factors of production in the agricultural industry.

It was felt by the Special Committee on Farm Income whose report was presented in 1969 that approximately one-half of the farm labour in that year would be redundant by 1980. Thus, ARDA's Farm Enlargement and Consolidation Program could be the vehicle through which farmers liquidate their agricultural assets in order to adjust to alternative forms of livelihood. However, a review of the adjustments attempted by ARDA farm vendors indicates that many had totally or partially completed an adjustment in occupational status prior to the sale of their farms. In only 23 percent of the sampled cases does it appear that the sale of farm to ARDA permitted the vendor to embark on a new course of action; eleven percent retired, 9 percent entered non-farm occupations, and 3 percent relocated to a new farm. For these cases, it is not determined if the farms could have been sold in the open market rather than to ARDA. Thus, it appears that very few vendors are speeding their adjustment out of agriculture as a result of the availability of the Farm Enlargement and Consolidation Program. In the interests of social improvement and assisting with the rehabilitation of redundant labour it is suggested that certain features be incorporated in the Program.

First, a relatively high proportion of Ontario's farmers are between 55 and 65 years of age¹, and many may be remaining

¹ According to 1966 Statistics Canada figures, 22 percent of Ontario's commercial farmers were between 55 and 64 years of age inclusive.

in agriculture in spite of low returns because of a lack of alternatives. Many farmers in this age category are unable to farm effectively because of failing health but are forced to remain on the farm. The evidence of this study indicates that there are few farmers making use of the Program to transfer to alternative non-farm occupations, and of those who used the Program, many encountered problems. Therefore, alternative income sources must be considered before the proportion of successful adjustments out of farming will improve. These problems are most acute in the 55 to 65 age category where many lack the flexibility to obtain non-farm work but are too young for old age security payments. This group is specifically recognized in European agricultural structural reform programs with such policy instruments as graduated entry to old age security and departure grants. Hence, a social policy should be implemented for farm vendors between the ages of 55 and 65 who are unable to generate sufficient income for a minimum standard of living in agriculture and lack non-farm occupational alternatives.

Second, there are significant inter-group variations in farm vendors' level of living scores and other social and economic indicators of vendors' living conditions. Vendors adjusting into retirement are in a relatively disadvantaged position according to most of these measures. Most important, retiring vendors' pre-sale level of living

scores are significantly lower than in any other adjustment group. The decrease in post-sale income levels experienced by many retirees, coupled with minimal net proceeds from farm sales mean that many retired vendors lack funds for capital improvements to enhance their levels of living and have insufficient income to finance daily living expenses. Many farmers are not eligible for Canada Pension benefits because they made no contributions to the fund. Most wage earners and salaried workers have such contributions deducted automatically by their employers, but there is no compulsion for farmers to contribute. Therefore, a social policy for retiring vendors who demonstrate a need for assistance should be instituted. Such a policy must incorporate funds for capital improvements in order to bring housing conditions up to minimum acceptable Canadian standards, and a regular income to enable clients to buy the necessities of life.

Adoption of a social policy for retiring farm vendors and the provision of early retirement benefits for vendors between 55 and 65 years of age who lack practical alternatives have implications for other groups in society. In addition, social development programs must not discriminate on the basis of vendor location, and eligibility criteria must be rationally derived in order that the thrust of the program may be directed at those most in need of assistance.

The Farm Enlargement and Consolidation Program is only one of several agricultural structural reform programs.

Therefore, to be goal oriented, it must be integrated with complementary structural reform programs consistent with overall structural reform policies. Structural reform policies in turn must be rationally derived from broader agricultural policy which itself must be consistent with provincial and national economic and social policies. The Farm Enlargement and Consolidation Program, in addition to restructuring farms, involves a transfer of land and labour out of agriculture. The importance of this equally significant aspect of farm structural reform must be recognized in policy formulation and program implementation. These transfers of land and labour invariably impinge on other sectors of the economy and, therefore, the Program must be integrated with appropriate social and economic policies at all levels and must also be integrated at regional levels of program implementation.

The key to successful adjustment for many rural people is an effective counselling service administered on a regional basis. However, counselling is as effective as the range of alternatives available to persons being counselled and two groups of ARDA farm vendors are identified as lacking practical alternatives. Apparent problems in ARDA's present approach require that policy be reformulated in order that the Program can be directed at the central structural adjustment issues at levels ranging from the individual client to adjustment groups, development regions and senior governments. The

elements of successful farm structural adjustment pervade policies under the jurisdiction of so many government departments that an integrated and comprehensive approach to the problem requires formal inter-departmental and inter-government arrangements at both policy making and administrative levels.

APPENDIX I

QUESTIONNAIRE FOR VENDORS OF ARDA FARMS

CONFIDENTIAL

QUESTIONNAIRE FOR VENDORS OF ARDA FARMS

ARDA NUMBER _____
COUNTY _____
TOWNSHIP _____
LOT _____ CON. _____

Vendor's Name _____ Age _____
Wife's Name _____ Age _____
Address _____ Telephone _____

Land sold to ARDA

cultivated	
suitable for cultivation	
not suitable for cultivation	
commercial woodlot	
TOTAL	

Date of sale _____
Selling price _____ Asking price _____ Appraisal price _____
Retain buildings Yes ☐ No ☐
Lease required Yes ☐ No ☐ Length of lease _____
Reason for selling _____

Date of Interview _____
Name of respondent _____ Sex: M ☐ F ☐
Address _____ Telephone _____
County _____ Township _____ Lot _____ Con. _____

Interviewer _____

CONFIDENTIAL

- 1.(a) First, I would like to ask you some questions about your family and other dependents at the time of sale of your farm. This should include you and your wife, children at home and away, and other dependents.

Name	Relationship	Age	Education Completed	Marital Status	Occupation	Place of Residence

- (b) Have there been any family changes since the sale of your farm?

Name	Relationship	Age	Education Completed	Marital Status	Occupation	Place of Residence

- 2.(a) Have you or your wife received any additional training between leaving school and up to sale of farm?

	Type of Training	Months completed
Client		
Wife		

- (b) Have you received any additional training since the sale of your farm?

	Type of Training	Months completed
Client		
Wife		

3. Is this the same house you occupied at the time of sale of your farm to ARDA?

Yes ☐ No ☐

4. If no, following are some questions I would like to ask about your previous house and present house.

If yes, please describe your house at the time of sale. Have there been any changes since the sale of your farm?

(a)

	Past	Present
Age		
Number of rooms *		
Type of construction (brick, stucco, frame)		
General condition **		

* Do not include bathrooms or halls

** For general condition use poor, fair, good or excellent.

- (b) I would like to ask you about the facilities in your house, both past and present. (If the interviewer is in the same house, specify any changes since the sale of the farm)

	Past	Present
Electricity		
Telephone		
Running Water		
Indoor bath		
Hot water heater		
Central heating		
Radio-record player combination (stereo)		
Television (B.&W. or Colour)		
Deep Freeze		
Washing machine (auto.)		
Clothes drier		

5. Is your present home owned or rented? owned ☐ rented ☐

6. Do you find housing costs more burdensome now than prior to the sale of your farm? Yes ☐ No ☐

Why? _____

7.(a) Describe the car you owned prior to the sale of your farm.

Year _____ Make _____ Model _____ Year Purchased _____

(b) Do you own the same car now?

Yes ☐ No ☐

If not, describe your present car.

Year _____ Make _____ Model _____ Year Purchased _____

If you do not have a car, what is your means of transportation to work, shopping etc. _____

8. What are the previous and present distances travelled for goods and services?

	<u>Previous</u>	<u>Present</u>
(a) distance to primary school	_____	_____
(b) distance to secondary school	_____	_____
(c) distance to work	_____	_____
(d) distance to medical services	_____	_____
(e) distance to clothing stores	_____	_____
(f) distance to food stores	_____	_____
(g) distance to church	_____	_____
(h) distance to mail service	_____	_____
(i) other distances important in the life of the family (specify)	_____	_____
_____	_____	_____
_____	_____	_____

9. How does your present level of well-being compare with your level of well-being before you sold your farm regarding the following items? Would you say that you are:

- (5) Much better off now
- (4) better off now
- (3) about the same
- (2) worse off now
- (1) much worse off now

- (a) Housing facilities (type of construction, no. of rooms) _____
- (b) Utilities and facilities in the home _____
- (c) Your ability to participate in recreation and social activities _____
- (d) The availability of shopping and other retail services _____
- (e) The availability of medical services _____
- (f) Your level of income and/or job security _____

10.(a) What community organizations did you and your wife belong to at the time of sale of your farm?

<u>Name of Organization</u>	<u>Position *</u>	<u>Activity **</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

* A. member only B. committee member C. officer

** Attends meetings A. never B. less than half C. half
D. more than half E. All

(b) What community organizations do you both belong to now?

<u>Name of Organization</u>	<u>Position</u>	<u>Activity</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

11.(a) How many times have you moved since the sale of your farm? _____

(b) If more than once, why? _____

12. How far is your present location from the farm you sold?

_____ miles

13.(a) To be asked only of those who have left farming.

The following is a list of some of the reasons why people give up farming. For each of these reasons, I would like you to tell me if it is (3) a reason of major consideration for your deciding to give up farming, (2) a reason of some importance, (1) a reason of no importance. Answer according to your reasons for giving up farming.

I. Family and Sociological Reasons

- (a) Poor roads to the farm make it difficult for me to get from the farm to other things. _____
- (b) On the farm there was isolation from friends and relatives. _____
- (c) On the farm there was isolation from medical services. _____
- (d) A broken marriage, or death of my spouse forced me to leave farming. _____
- (e) On the farm, it was difficult to educate children because of transportation problems _____
- (f) On the farm, there was inadequate housing, electricity, water, telephone service or other utilities _____
- (g) Living on the farm, I was isolated from entertainment, cultural and/or religious activities such as hockey games, church socials, movies, libraries, etc. _____
- (h) I am no longer interested in farming as a way of life. _____
- (i) My children are not interested in farming. _____
- (j) Some of the neighbours have moved away from the farms in our area, so it is now harder to get together for community tasks such as harvest, social functions and/or church activities. _____

II. Health and Retirement

- (1) My health, illness or physical impairment prevented me from continuing in farming.
- (2) I reached an age when I wanted to retire.

III. Financial, Business and Government Considerations

- (a) Declining farm prices were a factor related to my leaving the farm.
- (b) The rising cost of farm machinery and equipment was a factor related to my leaving the farm.
- (c) Low income on farm created financial problems.
- (d) I had better job opportunities in the city.
- (e) Return to capital and labour too low on the farm.
- (f) To make a good living on the farm, I would have to expand, and credit restrictions prevented this.
- (g) Poor service from the Agricultural Representatives or Vets. were factors related to my leaving the farm.
- (h) The farmer does not have a strong voice in agriculture because of poorly organized farm organizations - this was a factor related to my leaving farming.
- (i) Estate taxes make it impossible for our children to continue in farming
- (j) The quality of my land and buildings was poor.

Are there any other reasons? _____

- (b) If you are still farming, why did you give up the farm bought by ARDA?

14. Why did you sell your farm to ARDA and not on the open market?

Quick sale (1), Price was right (2), Wanted cash and did not want to hold mortgage (3), farm had been for sale for sometime but did not have any buyers (4).

Other _____
 _____ (5)

15.(a) How many years had you lived on your farm prior to its sale to ARDA?

(b) How many years were you a farm operator (making major decisions)?

16. When did you sell your farm to ARDA?

_____ month _____ ye

17.(a) Did you stay on the farm after the closing of the sale?

Yes ☐ No ☐

(b) If yes, how long? _____

(c) If yes, why? _____

18. How long had you been thinking about giving up your farm before you decided to sell to ARDA?

_____ months

19.(a) At the time of sale, were you happy with the arrangements and price?

Yes ☐ No ☐

(b) Why? _____

20. Was the money you received from ARDA for the sale of your farm enough for you to retire, or to re-establish in a new way of life?

(1) More than enough; (2) Enough; (3) **Not enough**

21. From your records in ARDA's files, I see that you received \$_____ for your farm. Could you tell me the letter that corresponds to the amount you had left, after you had paid off all debts related to your farm, such as tax arrears, machinery and building loans, mortgage, etc., plus any money you received from the sale of machinery, feed etc.

(0) Less than \$2,500

(5) \$15,000-\$19,999

(1) \$2,500-\$4,999

(6) \$20,000-\$24,999

(2) \$5,000-\$7,499

(7) \$25,000-\$29,999

(3) \$7,500-\$9,999

(8) \$30,000 or more

(4) \$10,000-\$14,999

22. If you are presently employed, how do your employment conditions compare with your expectations before you sold your farm?

(1) Job above expectation

(2) Job about what I expected

(3) Job below expectation

23. How does the amount of money you are receiving now compare with what you expected before you sold your farm?

(1) Money above expectations

(2) Money about what I expected

(3) Money below expectations

24. Does your present quality of life meet what you expected before you sold your farm?

- (1) Quality of life above expectations
- (2) Quality of life about what I expected
- (3) Quality of life below expectations

25.(a) How did your wife and children feel about the sale of the farm at the time of sale?

happy
indifferent
unhappy

(b) How do they feel now? Would you say:

happy
indifferent
unhappy

26.(a) If you had to make the decision again, would you still have sold your farm?

- (1) Definitely; (2) Don't know; (3) Definitely not.

Why? _____

(b) If you had to make the decision again, would you still have sold your farm to ARDA?

- (1) Definitely; (2) Don't know; (3) Definitely not.

Why? _____

27.(a) In the three years immediately prior to the sale of your farm, did you or your wife have any off-farm employment?

Husband	Wife
Yes <input type="checkbox"/>	Yes <input type="checkbox"/>
No <input type="checkbox"/>	No <input type="checkbox"/>

(b) If yes, how many days did you work off-farm per year?

One year prior to sale

Two years prior to sale

Three years prior to sale

_____	_____
_____	_____
_____	_____

(c) If yes, describe your off-farm employment

Husband _____

Wife _____

28. What is your present employment status?

	<u>Vendor</u>	<u>Wife</u>
(a) retired	_____	_____
(b) full-time farmer	_____	_____
(c) part-time farmer	_____	_____
(d) off-farm employment	_____	_____
(e) unemployed	_____	_____
(f) seasonal	_____	_____
(g) housewife	_____	_____
(h) other (specify)	_____	_____

29. Please give a brief history of your employment since the sale of your farm to ARDA.

<u>From</u>	<u>To</u>	<u>Description</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

If you have been unemployed at any time since the sale of your farm, please answer the following questions. If employed go to Q. 37; if retired go to Q.41.

30. What was the cause or nature of your unemployment? _____

(a) seasonal lay-offs	_____	(e) family reasons	_____
(b) health disabilities	_____	(f) seeking new position	_____
(c) no work available	_____	(g) other	_____
(d) work available but insufficient skill to get work	_____		_____

31. What type of work would you like to do? _____

32. Are you qualified for this type of work? Yes ☐ No ☐

33. Have you been to the Department of Manpower in your attempts to find work? Yes ☐ No ☐

34. How did you get your present or most recent job?

(a) Answered ad in paper

(b) Manpower assisted me in getting a job

(c) Friends or neighbours informed me of a job opening

(d) By applying for work with no previous knowledge of vacancy

(e) Other employment agencies

(f) Other sources

(g) Self-employed

35. If you have been continuously employed since the sale of your farm, is the job you have the type of work you would like to do in the future?

Yes ☐ No ☐

If interviewee is not farming go to Q.41

36. If you are presently farming, do you do any off-farm work? Yes ☐ No ☐

(a) What type of off-farm employment do you have? _____

(b) How many days do you expect to work off-farm in this calendar year? _____

37. If you are a full-time or part-time farmer, do you plan to do the following in the next few years?

(a) increase farm size

(b) decrease farm size

(c) change enterprise

- (d) change buildings
- (e) clear and/or drain land
- (f) take on off-farm job
- (g) retire
- (h) increase off-farm work
- (i) decrease off-farm work
- (j) rent out farm
- (k) sell farm
- (l) decrease stock
- (m) increase stock
- (n) education
- (o) other (specify) _____

38.(a) Following are ranges of figures representing total sales of agricultural products. Within which category was your average annual sales for the year prior to the sale of your farm?

- 50- 2,499
- 2,500- 3,749
- 3,750- 4,999
- 5,000- 7,499
- 7,500- 9,999
- 10,000-14,999
- 15,000-24,999
- 25,000-34,999
- 35,000

(b) How does this compare with the two previous years?

increase	
no change	
decrease	

APPENDIX II

CALCULATION OF LEVEL OF LIVING SCORE

ITEM	DESCRIPTION	SCORE
1. House construction	good	5
	poor	3
2. Room per person ratio	2.00+	7
	1.00-1.99	5
	1.00	3
3. Electricity	yes	8
	no	3
4. Telephone	yes	6
	no	3
5. Running water	yes	8
	no	4
6. Indoor bath	yes	8
	no	4
7. Hot water heater	yes	8
	no	4
8. Central heating	yes	8
	no	4
9. Stereo	yes	6
	no	3
10. Television	colour	9
	B.W.	6
	no	3
11. Deep freeze	yes	6
	no	3
12. Washing machine (auto.)	yes	6
	no	3
13. Clothes drier	yes	6
	no	3
14. Automobile	yes	6
	no	2

ITEM	DESCRIPTION	SCORE
15. Wife's education	0-7	2
	8	4
	9-11	6
	12	7
	13+	8
16. Husband's education	0-7	3
	8	5
	9-11	6
	12	7
	13+	8

$$\frac{\text{vendor's score}}{\text{maximum possible score}} \times 100 = \text{vendor's percentage score}$$

<u>vendor's percentage score</u>	<u>level of living</u>
0-20	1
21-30	2
31-40	3
41-50	4
51-60	5
61-70	6
71-80	7
81-90	8
>90	9

N.B. Because of the nature of the scoring system,
no vendors scored less than 5.

APPENDIX III

CALCULATION OF DISTANCE TRAVELLED SCORE

IMPORTANT DISTANCES	MILES
primary school	_____
secondary school	_____
work	_____
medical services	_____
clothing stores	_____
food stores	_____
church	_____
mail	_____
other (specify)	_____
TOTAL	_____

<u>TOTAL MILES</u>	<u>DISTANCE TRAVELLED SCORE</u>
0-9	1
10-18	2
19-27	3
28-36	4
37-45	5
45	6

N.B. Only those items important in each interviewee's life are considered.

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